



Cunninghame House,
Irvine.

17 October 2013

Planning Committee

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **WEDNESDAY 23 OCTOBER 2013** at **2.00 p.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Minutes

The accuracy of the Minutes of (i) the ordinary meeting of the Committee held on 4 September 2013; and (ii) the special meeting held on 4 October 2013 will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copies enclosed).

3. Isle of Arran

Submit report on the following application:-

13/00558/PP: Lamlash: Site to the West of 35 Marnaheglish Road

Erection of detached dwellinghouse (copy enclosed).

4. Ardrossan, Saltcoats and Stevenston

Submit report on the following application:-

13/00545/PP: Stevenston: Ardeer: Ardeer Golf Club

Vary planning permission CH/85/6/S to remove condition 3 restricting occupation to a person employed by the applicants in connection with Ardeer Golf Club, or a dependant of such a person (copy enclosed).

5. Irvine / Kilwinning

Submit report on the following application:-

13/00408/PPPM: Irvine: Marine Drive: North Gailes Country Club

Extension to golf course and leisure facilities, residential development and upgrading of nature reserve (copy enclosed).

6. North Coast and Cumbraes

Submit report on the following application:-

13/00483/PP: Largs: Lade Street: Carpark Site

Erection of day care centre (copy enclosed).

7. Millport Conservation Area Appraisal and Management Plan

Submit report by the Corporate Director (Development and Environment) seeking approval to publish draft Supplementary Guidance on Millport Conservation Area Appraisal and Management Plan for public consultation (copy enclosed).

8. Urgent Items

Any other items which the Chair considers to be urgent.

Planning Committee

Sederunt: Matthew Brown (Chair)
John Ferguson (Vice-Chair)
Robert Barr
John Bell
John Bruce
Joe Cullinane
Ronnie McNicol
Tom Marshall
Jim Montgomerie
Robert Steel

Chair:

Attending:

Apologies:

Meeting Ended:

Planning Committee
4 September 2013

IRVINE, 4 September 2013 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

Matthew Brown, John Ferguson, Robert Barr, John Bell, John Bruce, Joe Cullinane, Ronnie McNicol, Tom Marshall and Jim Montgomerie.

In Attendance

J. Miller, Senior Manager (Planning, Transportation and Regeneration) (Development and Environment); J. Law, Solicitor (Contracts and Licensing) and D. McCaw, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

Robert Steel.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The accuracy of the Minutes of the meeting of the Committee held on 14 August 2013 was confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Ardrossan, Saltcoats and Stevenston

3.1 13/00356/PP: Stevenston: 148 New Street: Fitness Centre

Glencairn Bodybuilding Club, 148A New Street, Stevenston has applied for planning permission for alterations and extension to form a training room at 148 New Street, Stevenston.

The Committee agreed to grant the application.

3.2 13/00425/PP: Stevenston: 2 Moorpark Road West

Kilbirnie Congregation of Jehovah Witnesses, 2 Moorpark Road West, Stevenston have applied for planning permission for the erection of a new religious meeting hall at that address.

The Committee agreed to grant the application subject to the following conditions:-

1. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority full details/samples of the proposed external finishes.
2. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.
3. That the applicant shall form a footway crossing to North Ayrshire Council Roads Guidelines to the satisfaction of North Ayrshire Council as Planning Authority.
4. That the first 5 metres of the access, measured from the heel of the footway shall be hard surfaced in order to prevent deleterious material being carried onto the carriageway and designed in such a way that no surface water shall issue from the access onto the carriageway.
5. That the proposed vehicle access gates shall be set back 5 metres from the rear of the adjacent public footway and both this gate and the proposed pedestrian gate shall open inwards only.
6. That a turning area shall be delineated within the site the satisfaction of North Ayrshire Council as Planning Authority to enable vehicles to enter and leave the site in a forward gear.

4. Garnock Valley

13/00395/PP: Kilbirnie: Site to west of 73 Newhouse Drive

Jacqueline Bennett, 14 Scholars Wynd, Beith has applied for planning permission for the installation of a dry composting toilet and the construction of a lockable storage shed on an allotment garden site to the west of 73 Newhouse Drive, Kilbirnie.

The Committee agreed to grant the application subject to the following conditions:-

1. That the soak-away for the waste water shall be designed such that it does not cause contamination to the nearby allotments or flow directly into a watercourse.
2. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.

5. Irvine/Kilwinning

5.1 13/00370/PP: Irvine: Fleming Terrace

Cunninghame Housing Association Limited, 82 Glasgow Street, Ardrossan has applied for planning permission for the demolition of 53 two storey dwellings and subsequent erection of 48 one and two storey dwellings, with associated parking, landscaping and services infrastructure at Fleming Terrace, Irvine.

The Committee agreed to grant the application, subject to (a) the applicants entering into a Section 75 Agreement or other suitable arrangement to secure the payment of a commuted sum associated to the provision of play facilities; and (b) the following conditions:-

1. That, prior to the occupation of the first house hereby approved, full details of the proposed landscaping areas shown on the approved site plan, which shall include details of: equipment, benches, means of enclosure, species, planting densities, soil treatment and aftercare, shall be submitted for the approval in writing of North Ayrshire Council as Planning Authority.
2. That, prior to the occupation of any of the dwellinghouses and where Council adoption of open space areas is not to be pursued, there shall be submitted for approval of North Ayrshire Council as Planning Authority, details of the proposed factor or management agency and a future management plan, including long term design objectives, management responsibilities and maintenance schedules for all open space areas. The management plan shall be carried out in accordance with the approved details unless the prior written approval of North Ayrshire Council as Planning Authority is obtained for any variation, and the agreed agency shall only be changed with the agreement of North Ayrshire Council as Planning Authority.
3. That, prior to the commencement of the development, hereby approved, confirmation shall be submitted in writing to North Ayrshire Council as Planning Authority and certified by a suitably qualified person that a scheme to treat the surface water arising from the site has been prepared in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007. Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.
4. That the presence of any significant unsuspected contamination, which becomes evident during the development of the site, shall be brought to the attention of North Ayrshire Council's Environmental Health section. Thereafter, a suitable investigation strategy shall be submitted, for approval, and any findings carried out all to the satisfaction of North Ayrshire Council as Planning Authority.

5. That details of the boundary enclosures shall be agreed in writing with North Ayrshire Council as Planning Authority prior to the commencement of any works. Thereafter, any such details, which may be agreed, shall be implemented prior to the occupation of each house and thereafter maintained all to the satisfaction of North Ayrshire Council as Planning Authority. Individual boundary and screen fences shall be erected prior to the occupation of the dwelling within the plot to which they relate.

6. If the bus route requires to be closed at any point during the development process, an alternative bus route must be approved in writing by North Ayrshire Council as Planning Authority, prior to any disruption to the existing arrangements. Prior to the commencement of the development, hereby approved, details of the provision of two bus stops and associated facilities shall be submitted to, and approved in writing by North Ayrshire Council as Planning Authority, unless otherwise agreed in writing by North Ayrshire Council as Planning Authority.

7. Traffic calming measures shall be designed such that they are 'bus friendly', prior to any construction of such measures details of shall be submitted for the prior written approval of North Ayrshire Council as Planning Authority.

5.2 13/00381/PP: Kilwinning: Dirrans Terrace: Site to south of Dirrans Resource Centre

North Ayrshire Council, Perceton House, Girdle Toll Road, Irvine has applied for planning permission for the erection of a single storey rehabilitation building at Dirrans Terrace, Kilwinning, at a site to the south of the Dirrans Resource Centre.

The Committee agreed to grant the application subject to the following conditions:-

1. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.

2. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.

3. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

4. That, prior to the commencement of the development, hereby approved, confirmation shall be submitted in writing to North Ayrshire Council as Planning Authority and certified by a suitably qualified person that a scheme to treat the surface water arising from the site has been prepared in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007. Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

5. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority full details/samples of proposed external finishes.

6. Revocation Order: Fairlie No 1 Tree Preservation Order: Burnfoot Road/Station Road, Fairlie

Submitted report by the Chief Executive on the confirmation of the Revocation Order of the Fairlie No 1 Tree Preservation Order for trees at Burnfoot Road/Station Road, Fairlie.

The Committee, on 15 May 2013, approved the serving of a Tree Revocation Order in respect of the trees at Burnfoot Road/Station Road, Fairlie. The Order was served on the owners of the affected properties and advertised in the press. The statutory period for receipt of objections has now elapsed and no objections or representations have been received.

The Committee agreed to confirm the Revocation Order of the Fairlie No 1 Tree Preservation Order.

The meeting ended at 2.15 p.m.

Planning Committee
4 October 2013

IRVINE, 4 October 2013 - At a Special Meeting of the Planning Committee of North Ayrshire Council at 1.30 p.m.

Present

Matthew Brown, John Ferguson, Robert Barr, John Bruce and Ronnie McNicol.

In Attendance

J. Miller, Senior Manager (Planning, Transportation and Regeneration) (Development and Environment); J. Law, Solicitor (Contracts and Licensing) and D. McCaw, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

John Bell, Joe Cullinane, Tom Marshall, Jim Montgomerie and Robert Steel.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Call In Request: 13/00558/PP Site to West of 35 Margnaheglish Road Lamlash, Brodick, Isle of Arran

Submitted report by the Chief Executive on a call in request in relation to an application for Planning Permission for the erection of a detached dwellinghouse on a site to the west of 35 Margnaheglish Road, Lamlash, Brodick, Isle of Arran.

The request, submitted in accordance with the approved call in procedure, has been made by Councillors Barr, Bruce and McNicol that the application for Planning Permission should be determined by the Planning Committee and not by Officers under delegated powers. The stated reason for the call in request was as follows:-

"It raises significant public interest insofar as a decision on the application would decidedly impact on the social and economic structure, namely

(a) of the immediate community and the Isle of Arran (Lamlash Golf Club is integral to the social life and economy of the community. It contributes to the recreational, social and tourist focus within Lamlash and the wider economic well-being of the island)

(b) on sustainable employment

(Lamlash Golf Club provides employment and training for up to 12 local people, a not inconsiderable number for Arran)".

Councillor Bruce addressed the Committee in support of the call in request. Councillor Bruce expressed the view that the application raised a significant public interest issue insofar as any decision would affect the social and economic structure of the wider community.

Councillor Ferguson addressed the Committee and intimated that as the planning application was for the erection of a detached dwellinghouse, then, in his opinion, part (a) of the call in request would not apply. In relation to part (b) of the call in request, with regard to sustainable employment, he would be against supporting the call in on that basis.

Councillor Bruce, seconded by Councillor McNicol, moved, in terms of Section 43A(6) of the Town and Country Planning (Scotland) Act 1997 and in accordance with the approved call in procedure, that the Committee agree that the application be called in and determined by the Planning Committee and not by officers under delegated powers.

As an amendment, Councillor Ferguson, seconded by Councillor Brown, moved that the Committee agree not to call in the application and that instead it be determined by officers under delegated powers. Councillor Brown requested a roll call vote.

On a division and roll call vote, there voted for the amendment Councillors Brown and Ferguson (two), and for the motion Councillors Barr, Bruce and McNicol (three), and the motion was declared carried.

Accordingly, the Committee agreed that the application be determined by the Planning Committee at their next meeting to be held on 23 October 2013.

The meeting ended at 1.40 p.m.

NORTH AYRSHIRE COUNCIL

Agenda Item 3

Planning Committee

23 October 2013

Planning Area

Isle of Arran

Reference

13/00558/PP

Application

25 September 2013

Registered

Decision Due

25 November 2013

Ward

Ardrossan and Arran

Recommendation	Refuse for the reasons contained in Appendix 2, subject to no significant representations being received before the 25 October 2013
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Location	Site to West of 35 Margnaheglis Road Lamlash Isle of Arran
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Applicant	Lamlash Golf Club Lamlash Isle of Arran KA27 8JU
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Proposal	Erection of detached dwellinghouse
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1. Introduction

A local planning application would normally be determined in accordance with the Council's approved Scheme of Delegation. At a special meeting of the Committee on the 4 October 2013, following a request submitted in accordance with the approved call in procedure, it was agreed that the application be determined by the Committee on the 23 October 2013.

2. Description

The application site is within an area of countryside to the west of Margnaheglish, Lamlash. It is part of Lamlash Golf Course, and is located outwith the playing area. The site covers an area of approximately 0.1 hectares. Dwellinghouses adjoin to the east, north-east and south-east, the golf course fairways lie to the west and south-west, while an area of countryside lies to the north on the opposite side of Manse Road. The eastern edge of the site forms the boundary of the settlement of Lamlash. The site slopes from the north-east to the south-west.

It is proposed to erect a one and a half storey detached dwellinghouse with an integral garage. Accommodation would comprise a kitchen/living/dining area, utility room, a bedroom, bathroom and hallway on the ground floor and a master bedroom with en-suite facilities, three additional bedrooms and a bathroom on the upper floor. A patio would be formed to the front of the dwellinghouse, with a footprint of approximately 48 square metres and would be raised above ground level by approximately 0.2 metres.

The dwellinghouse has been designed with three elements, to replicate a farmhouse and adjoining byres with significant glazing, on the south elevation, generally with a vertical emphasis, to maximise views and solar gain. It would have pitched roofs, with the most-western element of the dwellinghouse set below the height of the remaining elements of the dwellinghouse. The maximum height of the dwellinghouse would be approximately 7 metres and the dwellinghouse would feature deep overhanging eaves. There would be a dormer on the east elevation in relation to an en-suite bathroom. The dwellinghouse would be finished in stone, render and timber cladding with a slate roof and the windows/doors would be of timber. Access to the dwellinghouse would be taken from Manse Road, with parking and turning provided to the north-west of the dwellinghouse.

The dwellinghouse has been reduced in size and scale from that previously refused in a earlier application (ref. 12/00432/PP). Planning permission (ref. 12/00432/PP) was refused on the 27 September 2012 for the erection of a detached dwellinghouse, as the proposed development would be contrary to Policies ENV1 and RES1 of the adopted Isle of Arran Local Plan and to Policies H1 and H2 of Alteration No. 1, and Criteria (a) and (b) of the Development Control Statement of the adopted Local Plan.

A Notice of Review was submitted to the Local Review Body (LRB) on the 22 November 2012, where the decision to refuse planning permission was upheld and the review application was dismissed. It was noted that the applicant's interpretation of Policy H1 differs from the interpretation applied consistently by officers, the Planning Committee and Local Review Body who consider 'nucleated groups' to be small groups of houses outwith settlement boundaries. The LRB considered that neither Lamlash nor Margnaheglish

could be regarded as a 'nucleated group' in terms of Policy H1 as both are within the settlement of Lamlash. The LRB considered that the proposal was not compliant with Policy H1. Furthermore, it was considered that Policy H2 did not apply.

Planning permission (reference 98/00568/OPP) was refused on 12 November 1998 for the erection of a single storey dwellinghouse and garage as "the proposed development would be contrary to Policies HOU5 and TOU9 in the adopted Isle of Arran Local Plan in that it would comprise residential development in the countryside and on a protected leisure area for which no identified occupational need or unique justified need has been demonstrated."

A supporting statement has been submitted, which includes a design statement and a landscape capacity statement. Revisions have been made to the supporting statement submitted with the previous application (ref. 12/00432/PP). The agent states that this re-application is being made in order that the elected representatives of Arran and North Ayrshire can reassess the case being made, and consider not only the planning guidelines, but the very particular factors affecting this application. Lamlash Golf Club accepts that the view taken by the planning officers may be a valid interpretation of these development guidelines and does not consider further discussion would be beneficial. Rather than discuss the interpretation of development guidelines, Lamlash Golf Club would rather promote the positive reasons that would allow the Planning Committee to give approval for this development. The reference to precedent is not considered to be relevant, as each application referred to the Planning Committee for 'special consideration' should be considered on its own particular merits, and not by reference to previous outcomes.

The agent has suggested that a site visit by the Councillors would be beneficial to develop a clear understanding of the site. It is advised that the Golf Club provides employment for up to 12 local people during the summer season, including trainee Green Staff. With a limited catchment of island members, the Club must attract visitors in order to balance the books. The audited accounts (that are available) illustrate the predicament facing this golf course. The sale of this plot would allow the Club to eliminate the current debt and proceed with clubhouse and course improvements which are central to attracting visitors.

The Design Statement notes that despite being on the edge of the open countryside, the character of the area is more suburban than rural due to the suburban style of neighbouring houses in Margnaheglis Estate and the parkland character of the golf course. The site is heavily overgrown and soil/rock have been dumped on the site over the years. The site is inaccessible and unusable to local residents and golfers and has also attracted some fly tipping which detracts from the amenity of the surrounding area. The main views from the site are to the south and west over Lamlash Bay and the golf course. In order to maximise these, and the daylight and solar gain in the proposed house, the orientation should be generally

east-west. This would also create a logical relationship between the house and the road, consistent with the development pattern of the neighbouring houses. Varying the height of the proposed house will break up its mass and allow it to relate to the houses in Margnaheglish Estate and maintaining a low frontage to the west. The separate elements of the dwellinghouse would also assist in reducing the massing of the dwellinghouse. The overall character and identity of the area is suburban, created by the combination of the housing and the golf course. The houses in Margnaheglish Estate are single storey interspersed with some 1.5 storey houses set approximately 6 metres back from the back of the pavement, while the Manse is a 2.5 storey house and set well back from the road in its own grounds. The over-riding development pattern is that of houses orientated to roads, on the fringe of the golf course.

The statement confirms that the proposal is made under Policy H1 of Alteration No. 1 of the adopted Local Plan which relates to small-scale growth of existing rural housing groups.

The landscape capacity statement describes the landscape character/type of the area as parkland golf course adjacent to a housing estate. The landform is undulating, generally sloping down to the sea to the south, with folds in the landscape created by small watercourses and ditches and man-made features on the golf course. The site is located on an area of redundant waste ground, owned by the Golf Club. The site slopes down from the north-east to the south-west. It concludes that the scale and location of the proposed development can take place without significant effect on the landscape character of the site or the surrounding area.

Within the 2012 planning application, the applicants' justification was supported by financial statements. The applicant has submitted a copy of the accounts for the year ending 31 December 2011 and 31 December 2012 (as requested).

In the Isle of Arran Local Plan, the site is located within an area of countryside and is unaffected by any site specific policies or proposals therein. Policy RES1 indicates that residential development in settlements shall accord with the local plan. Policy ENV1 is opposed to residential development in the countryside unless it is required for persons employed in agriculture, forestry or other appropriate rural activities.

Policy H1 of Alteration No. 1 to the Local Plan permits small scale growth of existing rural housing groups of four or more houses, providing the proposal is sympathetic to the character and form of the existing group, it does not prejudice a future development opportunity and it complies with the Council's Road Guidelines.

Policy H2 of Alteration No. 1 permits single houses in rural areas if it can be demonstrated that:

(a) the proposal is distinctive and responsive to its setting, making a positive design contribution to the locality of the area;

- (b) the proposal integrates with and complements and enhances the established character of the area and the cumulative impact on the landscape of the development is acceptable; and
 - (c) it is demonstrated that account has been taken of the possibility of converting, rehabilitating or replacing an existing building in the countryside or of locating a new building on brownfield.
- High quality design for single houses in the countryside is required and houses of a suburban character will not be accepted.

Policy ENV2 of the proposed Local Development Plan proposes to vary the terms of the Policy H2 to clarify that this would relate to single new stand-alone houses, which was the original intention of Policy H2.

Policies E1 and E2 of Alteration No. 1 to the Local Plan are also relevant. Policy E1 relates to economic development or diversification in rural areas and Policy E2 relates to housing in rural areas in support of economic development or diversification. 2B of Policy E2 relates to enabling development, in cases where exceptional benefit is demonstrated for proposals for enabling development, not exceeding 4 houses, subject to:

- (a) the submission of a detailed business plan for the overall development showing how funds raised from the sale of the enabling housing development are to be channelled into the economic development or diversification to secure its implementation and ongoing use;
- (b) the developer can demonstrate that sufficient financial assistance is not available from any other source;
- (c) the extent of any new build is restricted to the minimum necessary, and in any event not exceeding 4 houses, to facilitate the economic development or diversification and its future viability; and
- (d) the development should wherever possible be grouped with the economic development or diversification in a cohesive cluster to facilitate servicing and to reduce their environmental impact. A planning condition and a Section 75 Agreement would be required.

All development proposals require to be assessed against the relevant criteria of the Development Control Statement of the adopted Local Plan. The proposal also requires to be assessed against the Rural Design Guidance (Policy BE12: Design Guidance).

3. Consultations and Representations

Neighbour notification has been carried out and the application was advertised in the local press on 4 October 2013 (expires on 25 October 2013). No objections/representations have been received. During the 2012 planning application, one representation and one objection were received.

Consultations:

Arran Community Council - supports the planning application. There is local support for the approach which is being taken to address an identified risk to a well-run and well supported community resource. The long term benefits of the application should be given priority over the strict interpretations previously considered, however valid they may be.

Response: noted.

Development Planning Services (Roads) - no objection provided vehicular access has a verge crossing, no surface water issues from the access/driveway onto the public road and the first 2 metres of the driveway is hard surfaced to prevent loose material from being deposited onto the public road. A Road Opening Permit would also be required.

Response: noted. A planning condition and a planning informative could be imposed in this regard.

Scottish Water - no response. However, in their response to the 2012 planning application, no objections were raised and advised that a totally separate drainage system would be required with the surface water discharging to a suitable outlet. Scottish Water requires a Sustainable Urban Drainage System (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Response: noted. A planning condition could be imposed in this regard.

4. Analysis

Section 37 (2) of the Town and Country Planning (Scotland) Act 1997 states, in dealing with an application for planning permission, that the Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. Section 25 of the Act states that where in making any determination under the Planning Acts regard is to be had to the Development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The site is located within an area of countryside as identified in the adopted Isle of Arran Local Plan. Policy RES1 states that proposals for residential development in settlements shall accord with the local plan. No specific need for a dwellinghouse in this location has been demonstrated. Sites are available for residential development within settlements to satisfy future demand without encroaching into the countryside. The proposal would not therefore accord with RES1.

The proposed dwellinghouse is not required for persons employed in agriculture, forestry or an established rural business and can not, therefore, be justified in terms of Policy ENV1 of the Local Plan.

The main determining issues are whether the proposed dwellinghouse (of a reduced size and scale) accords with Policies H1, H2, E1 or E2 of Alteration No. 1 of the Local Plan and Policy BE12 (Design Guidance) and the relevant criteria of the Development Control Statement of the adopted Local Plan.

The applicants have misinterpreted Policy H1 on the basis that Alteration No. 1 identifies the whole of Arran inclusive of its settlements as a rural area and that the policy mentions urban fringe sites; the proposal would therefore constitute extension to an existing rural group despite being on the edge of the settlement boundary. Policy H1 does not apply however, as Lamlash is a settlement, not a 'nucleated group'. As discussed above, this issue was considered at the meeting of the LRB. The definition of a 'group of houses' as stated in the adopted Local Plan is a 'well defined nucleated group of 4 or more houses (not achieved through conversion) in close proximity to one another and visually identifiable as a group with some common feature e.g sharing access'. To comply with Policy H1, therefore a proposal must constitute a small scale addition to an existing well defined nucleated rural group of 4 or more houses. The proposed dwellinghouse would result in an addition to the settlement of Lamlash rather than a nucleated rural group of which there is none in the vicinity. The proposal would not therefore accord with Policy H1.

The financial situation of the Golf Club is not a material planning consideration.

In addition, it is considered that the proposal fails to comply with Policy H2, given the proximity of the proposed dwellinghouse to the existing settlement of Lamlash. The intention of this policy was to permit new dwellinghouses of exceptional design within their own landscape setting rather than additions to existing groups or villages. Although not relevant, given the foregoing, the proposal does not accord with the criteria against which H2 proposals require to be assessed. The design of the dwellinghouse is suburban, not distinctive and is not responsive to its setting in that it is at odds with the scale, form and context of neighbouring dwellinghouses within the settlement of Lamlash. As a result, it is considered that it would have neither a complementary nor enhanced impact on the rural landscape. The proposal would therefore not comply with criteria (a) and (b) of Policy H2. With regard to Criterion (c), it would appear that there are no suitable buildings for conversion, rehabilitation or replacement in the applicants' ownership.

In view of the foregoing therefore it is considered that the proposed development can not be justified in terms of Policy H2. The proposed house is not in an appropriate location nor is it of exceptional architectural quality to merit approval under Policy H2.

With regard to Policies E1 (economic development or diversification in rural areas) and E2 (housing in rural areas in support of economic development or diversification), this approach would require further submissions from the applicant in terms of a robust business case for the redevelopment of the golf course in order to satisfy these policies. It is therefore considered that Policies E1 and E2 are not applicable to this current submission.

The proposal also requires to be assessed against the relevant criteria of the Development Control Statement of the adopted Local Plan, an assessment of which follows:

(a) Siting, Design and External Appearance: it is considered that the revised proposals would not meet with the requirement of this criterion. The siting is inappropriate being adjacent to and outwith the settlement boundary and would represent an unnecessary intrusion into an area of countryside. The design, scale and massing of the dwellinghouse would not be in keeping with existing neighbouring developments which would have a significant adverse impact on visual amenity. Furthermore, the proposed dwellinghouse would not comply with Policy BE12 (Design Guidance), in respect of the Rural Design Guidance.

(b) Amenity: it is considered that there would be no significant adverse impacts regarding overlooking, loss of privacy or overshadowing as a result of the development. In addition, the dwellinghouse would enjoy a satisfactory standard of residential amenity. However, it is considered that the proposed dwellinghouse would be out of character with its countryside location and neighbouring properties and would therefore have a detrimental impact on visual amenity.

(c) Landscape Character: as noted above, it is considered that the proposed development would not have a complementary or enhanced impact on landscape character. However, given the scale of the development, it is considered that the development would not have a significant adverse impact on the landscape character.

(d) Access, Road Layout and Parking Provision: if the proposal was considered to be acceptable, planning conditions as recommended by Development Planning Services (Roads) could be imposed in this regard.

(e) Water and Sewerage: if the proposal was considered to be acceptable, a planning condition could be imposed in this regard.

Criteria (f) and (g) are not considered to be relevant in this instance.

In view of the foregoing, the proposed development would be contrary to Policies RES 1 and ENV 1 of the adopted Local Plan, Policies H1 and H2 of Alteration No. 1 and criteria (a) and (b) of the Development Control Statement of the adopted Local Plan. There are no other material considerations that would justify departure from the local plan. Accordingly, planning permission should be refused.

4. Full Recommendation

See Appendix 2.

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CRAIG HATTON
Corporate Director (Development and Environment)

Cunninghame House, Irvine
11 October 2013

For further information please contact Julie Hanna , on 01294 324330

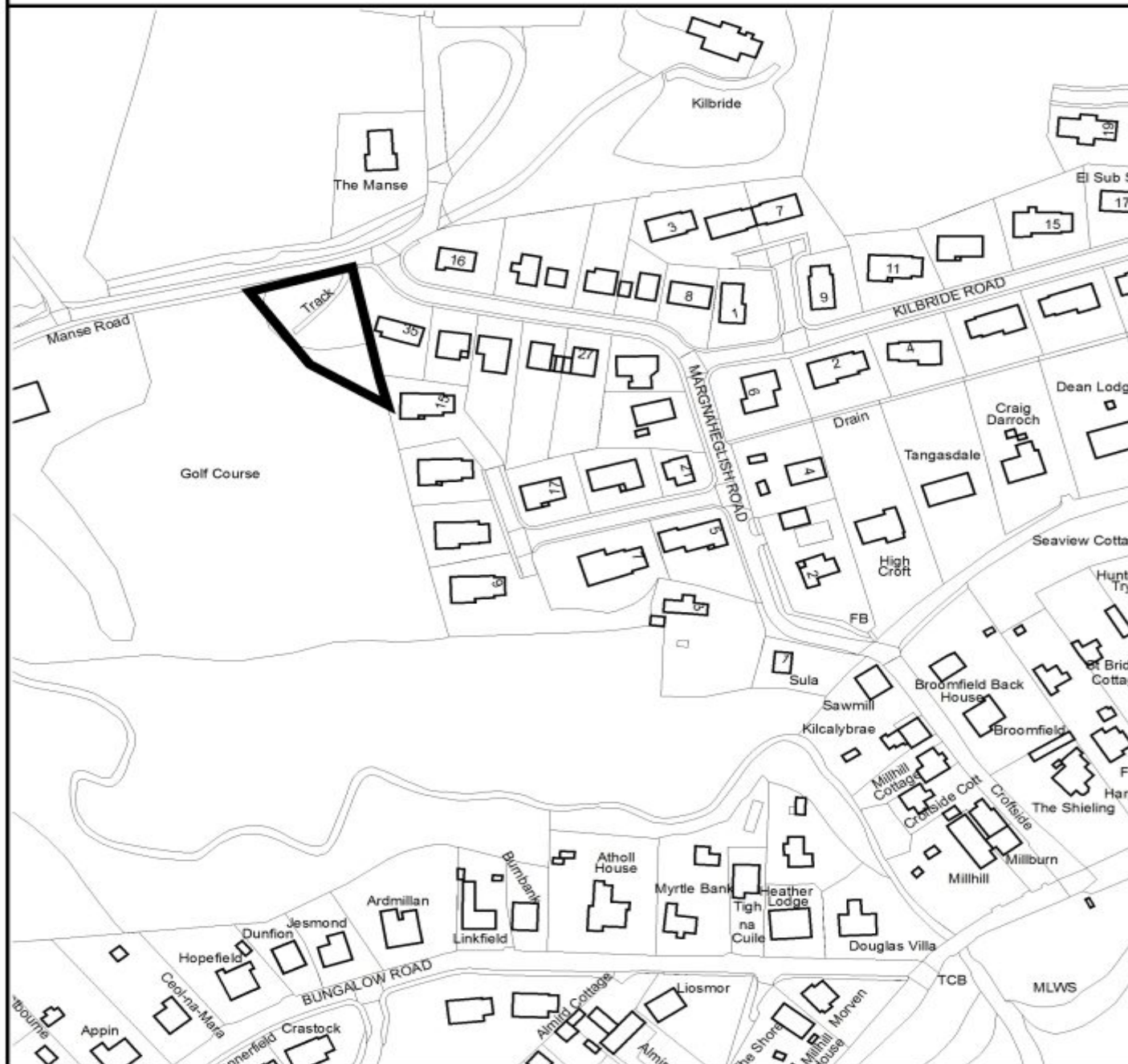
RECOMMENDATION FOR PLANNING APPLICATION REF NO 13/00558/PP

Refuse on the following grounds:-

1. That, the proposed development would be contrary to Policy ENV1 of the adopted Isle of Arran Local Plan, in that the dwellinghouse is not required for persons employed in agriculture, forestry or an established rural business and consequently there is no justification for the dwellinghouse which, if approved, would establish an undesirable precedent for unnecessary development within the countryside, to the detriment of its appearance and amenity.
2. That, the proposed development would be contrary to Policy RES1 of the adopted Isle of Arran Local Plan, in that it would comprise residential development outwith the settlement boundary and within the countryside, for which there is no specific locational need which would be detrimental to the amenity and appearance of the countryside and set an undesirable precedent for further similar developments.
3. That, the proposed development would be contrary to: (i) Policy H1 of Alteration No. 1, Criteria (a) and (b) of the Development Control Statement of the Isle of Arran Local Plan and the approved Rural Design Guidance, in that the proposed dwellinghouse would not constitute an acceptable addition to an existing well-defined nucleated group and that its design would not be sympathetic to the character and form of the surrounding area ; and (ii) Policy H2 of Alteration No. 1 given its proximity to the settlement of Lamlash.

Committee Plan

13/00558/PP



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NORTH AYRSHIRE COUNCIL

Agenda Item 4

Planning Committee

23 October 2013

Planning Area

**Ardrossan Saltcoats and
Stevenston**

Reference

13/00545/PP

Application

19th September 2013

Registered

Decision Due

19th November 2013

Ward

Saltcoats & Stevenston

Recommendation**Grant as per Appendix 1**

LocationArdeer Golf Club
Stevenston**Applicant**John Boyle (Secretary)
17 Muir Drive
Stevenston**Proposal**Vary planning permissions CH/85/6/S and
CH/85/255/S to remove conditions restricting
occupation of the dwellinghouse

1. Description

This application relates to the removal of an occupancy condition on a dwellinghouse, attached to the Clubhouse at Ardeer Golf Club, located on the north side of the Ardrossan, Saltcoats and Stevenston bypass road. Outline planning permission was granted on 12 April 1985, and full planning permission on 17 June 1985, for the erection of a dwellinghouse, which was required as accommodation for the Golf Club Steward. Condition 3 and 2 respectively of these permissions state "that the occupation of the dwellinghouse, hereby permitted, shall be limited to a person employed by the applicants in connection with the adjacent Ardeer Golf Club or a dependant of such a person residing with them".

The application site lies within a Countryside area as identified in the adopted local plan where Policy ENV1 indicates a general presumption against development in the countryside which is not related to farming, forestry or other legitimate rural enterprises. This policy requires justification of a genuine operational need for a worker to live on the site in pursuance of an established rural business. An occupancy restriction would be attached to the planning permission as a means of restricting the approved development to the terms of the justification or special need, in this case by restricting the occupancy of the house to a person employed by the Golf Club or a dependent of such a person residing with them. The emerging Local Development Plan contains a similar policy.

The applicant has submitted a supporting statement to explain the circumstances behind the current proposal.

2. Consultations and Representations

The statutory neighbour notification procedure was carried out and the application was also advertised in the local press on the 2 October 2013 for neighbour notification purposes. There have been no representations and consultations were not required.

3. Analysis

This application relates to a dwellinghouse belonging to Ardeer Golf Club, which was constructed in 1986 and which has been, up until some 5 years ago, occupied by the Club's full time bar steward. At the time of the consideration of the 1985 planning applications, it was stated by the applicant that the new house would provide replacement accommodation for the Club Steward as an existing flat within the Clubhouse was to be converted into additional recreational and office space for the Golf Club. Permission was granted for the new dwellinghouse on condition that the occupation of the dwellinghouse would be restricted to a person employed by someone connected with the Golf Club.

Some 5 years ago it was advised that the Club were experiencing significant financial problems, due to declining membership, and one of the cost cutting measures saw the deletion of the position of full time Club Steward to be replaced by a Caretaker who then took over occupation of the dwellinghouse. The Caretaker's post has now been deleted and the dwellinghouse has been vacant for some time.

The Club considers that there is no longer a requirement for a member of staff to be permanently resident at the Club, given the upgraded security, alarm systems and CCTV. Notwithstanding the various cost cutting measures, the Club state that they continue to lose members, and consequently income, and the proposal would enable the unused dwellinghouse to be rented or sold, which would significantly improve their current financial position.

The key determining factors in the assessment of an application for the deletion or revision of occupancy restriction conditions are (i) the time period over which the restricted occupancy has operated; (ii) the applicant's justification for removal of the condition; (iii) any risks associated with the potential removal of the condition; and (iv) the standard of residential amenity which would be afforded to the dwellinghouse.

It is recognised that the circumstances which justified the consent in 1985 are no longer applicable, as described in the applicant's supporting statements. In relation to potential risks associated with the removal of the condition, the applicant has stated that given the upgraded security systems now existing at the Golf Club premises, it is not anticipated that there would ever be a need to have another residential property for security purposes. Finally, with regard to the residential amenity which would be enjoyed by residents of the dwellinghouse, it has a separate entrance from the road fronting the Golf Club and has an outlook both to this road frontage and to the rear, over the Golf Course and would also sit within a plot of some 500 sq. metres in area with substantial gardens areas.

In view of the above it is considered that the change in circumstances which have occurred since the original planning permission was granted in 1985 and the other supporting information submitted by the applicant, represents an acceptable justification to support the application. The application can therefore be granted.

4. Full Recommendation

See Appendix 1.

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CRAIG HATTON
Corporate Director (Development and Environment)

Cunninghame House, Irvine
14 October 2013

For further information please contact Gordon Craig, Planning Officer , on 01294 324380.

RECOMMENDATION FOR PLANNING APPLICATION REF NO 13/00545/PP

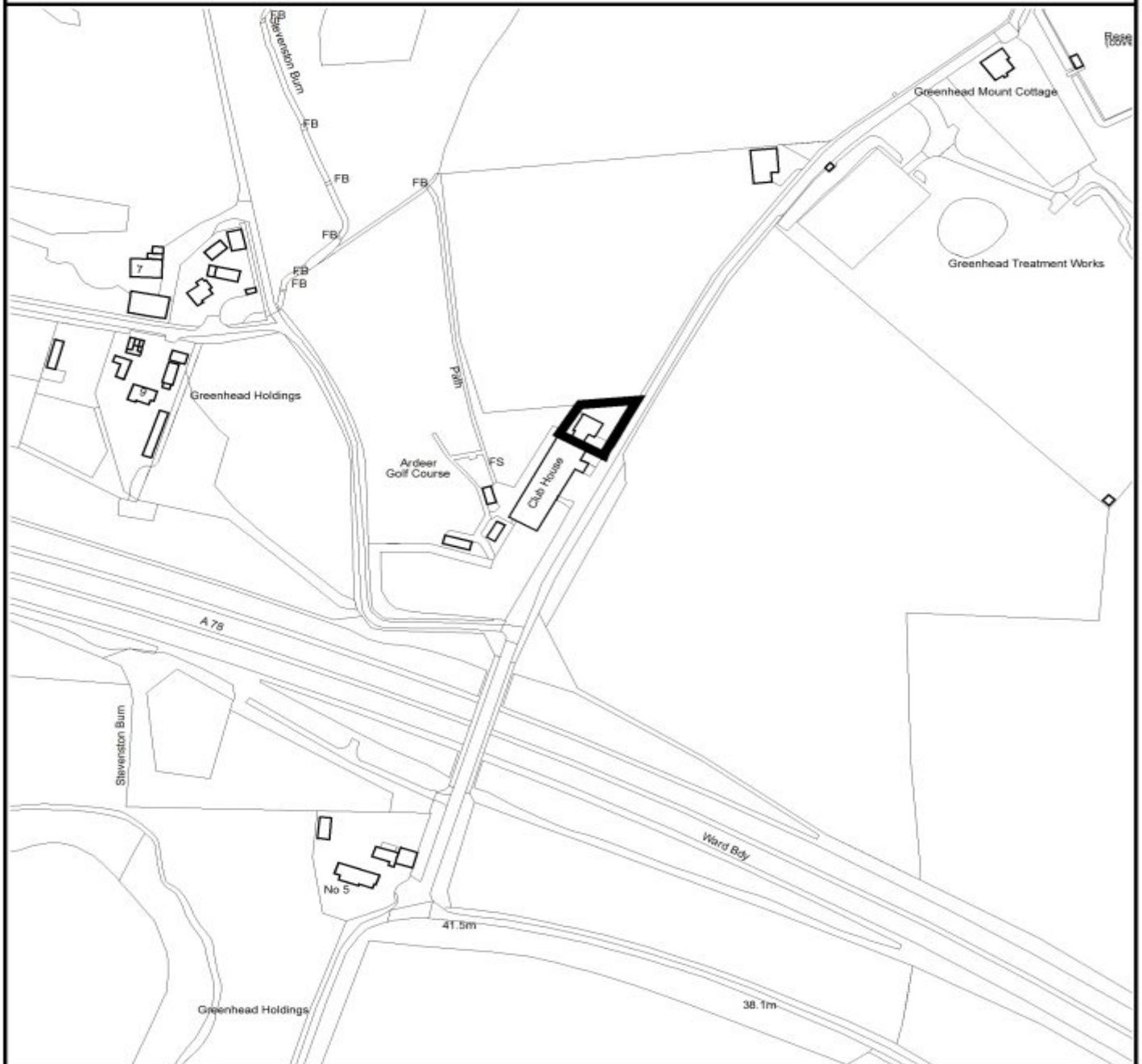
Grant (No conditions).

Reason(s) for approval:

1. The proposal does not comply with the relevant provisions of the development plan, however other material considerations indicate otherwise and planning permission should be granted.

Committee Plan

13/00545/PP



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NORTH AYRSHIRE COUNCIL

Agenda Item 5

Planning Committee

23 October 2013

Planning Area

Irvine/Kilwinning

Reference

13/00408/PPPM

Application

16 July 2013

Registered

Decision Due

16 November 2013

Ward

Irvine West

Recommendation Agree to grant subject to a Section 75 legal agreement relating to the implementation of improvements to North Gailes (including but not limited to extension to the golf course and environmental mitigation measures), affordable housing provision and contributions to strategic transport improvements, all as referenced within a revised business plan to be agreed, and the conditions contained in Appendix 1.

Location North Gailes Country Club
Marine Drive
Irvine
North Ayrshire

Applicant Gailes Sports And Leisure Ltd Fao Mr Douglas
McEwan
Marine Drive
Gailes
Irvine
KA11 5AE

Proposal Extension to golf course and leisure facilities,
residential development and upgrading of nature
reserve

1. Description

Planning Permission in Principle is sought for the extension and re-routing of an existing 9 hole golf course and works to a Scottish Wildlife Trust Reserve, which would be partially developed by the extended golf course. These works, which would include habitat creation/restoration and management works and the construction of new all-ability paths, are proposed to be funded by enabling residential development on part of the site.

Indicative details submitted in support of the application show a potential layout for a forty (40) unit residential development and works to expand the existing golf course. The residential element is essentially 'enabling development' for improvement works to North Gailes, therefore the extent of residential development will be agreed as part of a Section 75 agreement, and will require to be the minimum number of units to deliver a range of improvements as justified within a development appraisal/business plan. The works to form the new golf holes, particularly where they are to be sited within the Scottish Wildlife Trust Reserve are set out in a supporting 'Environmental Survey and Proposals for Gailes Reserve' document.

The housing area is to be accessed from an existing, but stopped up, junction directly off the A737. The residential units would be situated in the south eastern part of the site wider site. The new golf holes would be located in the northern part, again partially to the rear of the housing on Ayr Road, beyond an existing belt of conifers.

Since the application has been submitted, further information has been sought in relation to the 'business case' for the proposed development, which was seen as the justification for the housing release being included within the Modified local Development Plan.

This application only seeks to establish the principle of the development, as a further application on the Matters Specified in Conditions (MSC) would be required to address issues of detail. However, indicative proposals, used to inform the supporting Pre-Application Consultation process (PAC) and the indicative layouts submitted, including the Design and Access Statement (DAS), offer some details of the potential layout and form of the development.

The perimeter of the wider North Gailes Country Club site are formed by: the Glasgow Gailes Golf Club to the North and West; the Gailes Hotel and Restaurant complex to the south; the east boundary is with Ayr Road and the rear boundaries of the residential properties thereon. The southern part of the east boundary has a belt of semi-mature woodland and other landscaping.

The Scottish Wildlife Trust Reserve (Shewalton Sandpits), forming the northern part of the site and beyond, is identified as a 'Listed Wildlife Site' (LWS) and 'Site of Importance for Nature Conservation' (SINC).

Given the site area subject to development exceeds 2ha, the proposals are considered a 'Major' development under Section 26A of the Town and Country Planning (Scotland) Act 1997, as amended, and the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009.

The site is generally level and comprises a mixed landscaped area, which is described in detail in the supporting documents.

The Development Plan is the Ayrshire Joint Structure Plan (AJSP) approved in November 2007 and the North Ayrshire Local Plan (excluding Isle of Arran) (NALP) adopted 4th November 2005.

The structure plan is addressed by the policy framework within the NALP, therefore the proposals shall be assessed against the existing NALP and, where relevant, the below listed policies of the Modified Local Development Plan (MLDP). The NALP identifies the main part of the site, being the area south of the most northerly residential property on Ayr Road, as being allocated for Leisure and Open Space purposes. Beyond this line the remainder of the site is identified as Countryside.

No site specific policies are identified.

The following general policies are relevant to the development proposed:

Policy TRA1 (Strathclyde Passenger Transport) Part B, which requires that all significant development proposals demonstrate that account has been taken of public transport provision and that developer contributions to secure public transport provision as part of the development of significant areas of new development may be required.

Policy TRA2 (Walking and Cycling), requires that all significant development proposals demonstrate that account has been taken of the needs of walkers and cyclists.

TOU4 (Tourist Facilities in the Countryside) permits the development of tourist facilities in the countryside, where: (a) a site specific locational need is demonstrated; (b) there is a social and/or economic benefit to the area; and (c) it is of a scale and character which is not detrimental to the amenity of the area.

Policy OS1A (New and Upgraded Leisure and Recreational Facilities) states that the upgrading of existing facilities or the provision of new sports and recreational facilities to expand and improve the range available to local people, through public, community or private ventures shall be supported by the Local Plan, in appropriate locations.

Policy OS2 (Open Space and Play Provision in New Housing Developments) requires new housing developments to make provision for open space and children's play facilities in accordance with the related Council policy document. Such proposals should contribute to the establishment of "green corridor" networks in the interests of amenity, outdoor recreation, landscape and nature conservation.

Policy OS3 (Open Space Provision) requires that significant developments, other than housing, which incorporate open space shall be required to demonstrate that they have given consideration to opportunities to locate amenity open space and wildlife areas in such a way as to contribute to the establishment of a 'green corridor' network in and around towns and villages, in the interests of amenity, outdoor recreation, landscape and nature conservation.

ENV1 (Development in the Countryside) relates to all development in the countryside, however, in this case it is considered to be superseded by Policy E1 (Economic Development or Diversification in Rural Areas) contained within Alteration No. 1 to the Local Plan, adopted in April 2007, see below.

ENV6 (Nature Conservation), part 3. 'Local Designations', is considered relevant given the effect on the SWT/SINC. Proposals for such development requires that they are assessed: (a) to ensure that appropriate measures are proposed to conserve, as far as possible, the site's wildlife or habitat interest, including the retention of open watercourses, and provide for replacement of habitats or features where damage is unavoidable; (b) to determine their effect on the management of features of the landscape which are of importance for wildlife, for wild flora and fauna; and (c) with a view to complementing the ecological coherence of the natura 2000 network.

Where development is permitted, the Council may apply specific conditions or section 75 or other agreements to secure the protection of wildlife habitats.

Policy ENV16 (Contaminated Land) requires that proposals for the restoration and/or remediation of contaminated land for an appropriate fit for purpose use shall accord with the local plan, subject to compliance with appropriate and remedial measures.

Policy ENV17 (Urban Fringe and Countryside Development) seeks structure planting, supplemented by earthworks if necessary at urban edge sites. Proposals should incorporate appropriate native tree planting, retain any existing natural features and incorporate proposals for a realistic future maintenance scheme.

BE10 (Archaeological Sites) which states that development proposals which may significantly affect sites of archaeological interest shall not accord with the Plan. Where preservation cannot be achieved, excavation and recording of the site shall be undertaken, prior to development proceeding.)

The latest version of the North Ayrshire Council Modified Local Development Plan (MDLP) was published in February 2013 and represents the considered opinion of North Ayrshire Council. There is some change to the policy framework, relevant to this proposal, between the adopted and emerging plans.

Of particular relevance is policy RES2 (Additional Housing Sites), which identifies sites on the LDP Maps as being allocated for market housing to meet the identified housing requirement to 2025. Such sites will require to mitigate against any unacceptable adverse impacts on infrastructure arising as a result of the site's development. Indicative requirements are set out within the 'Infrastructure Requirements Schedule' contained within the 'Action Programme'. An indicative capacity of 30 units is identified for this site within Table 1 of the LDP.

The 'Infrastructure Requirements Schedule' indicates the following: there are no educational constraints; access is via an existing junction on Ayr Road, and a bus stop is required on Ayr Road; a Flood Risk Assessment would be required; a Development Brief would be required, to confirm the limitation of the extent of development to that across Ayr Road, and to the west to be limited and relate to, rather than back on to the golf course; Retention of Trees within the site is noted; A link between the residential development and leisure proposals is to be secured; a maximum density of 8 units per acre (net) is stated.

This policy relates to the core of the proposed housing area, although the indicative boundaries within the application extend both to the north and south of this Policy allocation.

The following general policies are also considered a new direction from that set out in the adopted Plan and are relevant to the development proposed:

Policy RES4 (Affordable Housing) requires that the development of RES2 sites which meet the criteria set out in 'Supplementary Guidance: Affordable Housing' will require to contribute to affordable housing provision at the levels specified, for Irvine & Kilwinning this equates to 15%.

Policy A3 (Supplementary Guidance) requires that proposals are in accordance with relevant Supplementary Guidance prepared by the Council. Particularly relevant in this case is the guidance relating to; 1. Affordable Housing; Neighbourhood Design Guidance; Rural Design Guidance; Residential Design Guidance; and Developer Contributions.

Also relevant is the General Policy, similar in content to the DC Statement, although criteria (g) Infrastructure and Developer Contributions, and (h) 'Natura 2000' Sites are considered to cover new ground.

History

In terms of planning history, within planning records from the past 20 years or so, the following applications are considered relevant:

98/00257/PP – saw the conditional approval, in March 1999, of “an accommodation lodge and sports complex with bar/cafe/restaurant/golf shop, 4 outdoor tennis courts, 5 outdoor soccer pitches, golf driving range (20 bays) & 9 hole par three golf course and form 6 serviced plots.”

99/00183/PP - saw the conditional approval, in May 2000, of an amendment to the above approval “to relocate accommodation lodge and increase size to 50 bedrooms; to alter and extend licensed indoor sports/leisure facility; to form 2 outdoor tennis courts and to amend car parking arrangements & delete condition 1”. Condition 1 required that foul drainage was connected to the public mains.

06/00464/PP - conditional approval, in July 2006, for an “Extension of car park & erection of 2m high wall”.

12/00034/PP – following a fire at the North Gales Country Club this application saw the temporary approval, in March 2012, for repairs “to South gable wall of existing building, installation of (temporary) modular building, link corridor and decking to rehouse bar/kitchen/dining facilities destroyed by fire. This planning permission expires on 1st April 2014.

13/00254/EIA – screening opinion issued, in May 2013, in relation to a larger development proposal, where it was agreed that an Environmental Statement would not be required.

Supporting Submissions

The following supporting information forms part of the submission, some of which has been added to or updated during the course of the applications consideration.

A 'Supporting Statement': setting out the history of discussions with North Ayrshire Council, the allocation within the MDLP and the reason for exceeding this allocation, and that the purpose of the proposals is to "enable retention and expansion of existing employment, provision of better leisure facilities for local residents and visitors, and improved nature reserve access and management – all at no cost to the public purse."

An 'Indicative Residential layout', detailing a development comprising 40 residential plots. The number of housing units and their layout within the development site will be agreed as part of a Section 75 agreement.

A report explaining the financial and economic rationale for the number of plots proposed.

A 'Design and Access Statement'. This sets out the current site characteristics and surroundings; gives an overview of the position relative to the LDP; explains the considerations used to determine the size and makeup of the proposed housing area and sets out aims and aspirations for the development; it also gives conclusions

An 'Environmental Report' associated to the works affecting the SINC. This summarises the current biological interest of the site and weighs up the environmental consequences of the project.

A 'Pre-Application Consultation (PAC) Report', which records the pre-application consultation undertaken by the applicant in connection with this 'major' application. It sets out the statutory procedures followed and other levels of consultation undertaken. It describes the detail of: the proposal of application notice (PAN); the staffed exhibition; comments received; and gives conclusions that the site is suitable for housing in design and access terms and would act as a catalyst enabling the improvement of existing leisure facilities and golf course as well as upgrading access to and the biodiversity of the nature reserve.

A 'Flood Risk Assessment' (FRA), which discusses: relevant legislation and policy; the site location and description; water level predictions; provides a flood risk assessment; sets out flood risk management; and gives a summary, conclusions and recommendations. Overall no significant flood risk is concluded. It is suggested that any floor levels be set no lower than 9.6m OD, giving 0.6m freeboard above the maximum level of the pond. More detailed analysis of surface water drainage options is also recommended, to finalise the most viable option. Good practice recommendations on the design of ground levels is also provided.

A 'Transport Assessment', which considers that the site is in an accessible location with opportunity for future residents to travel to and from the site by sustainable modes of travel. The site is also considered well located in relation to the local and strategic road network offering opportunity for convenient access by car. Overall the development is forecast to generate a minimal number of trips and thus have a negligible impact of the local transport network.

Pre-Application Consultation (PAC) Report, this sets out details of the steps taken by the applicant to disseminate information about the proposed development, the public event, feedback received and how these comments were taken on board by the applicant.

2. Consultations and Representations

Neighbour notification was undertaken on 16th July 2013, the application was also advertised for the purposes of neighbour notification and as development which does not accord with the provisions of the development plan on 26th July 2013. The neighbour notification and press adverts expired on the 6th August 2013 and 16th August 2013 respectively. Seven objections have been received. The issues raised can be summarised as follows:

- (a) Plot 40 is to be built behind existing properties fronting east road and will restrict views therefrom. Any development should be limited to a continuation of the single row of detached houses fronting Ayr Road and following the established building line, or to the north of the site, towards Irvine, such that the golf course can be left as it is. The 'housing scheme' proposed is considered inappropriate.

Response - *The indicative layout submitted is purely for illustrative purposes and the full siting, design and layout of the development could be considered at the Matters Specified in Conditions (MSC) stage. The applicant's Agent also advises that, as a result of the public consultation undertaken, one of the plots indicated to the rear of the existing properties on Ayr Road and a proposed public foot path were deleted. The Agent considers that this "demonstrates a genuine responsiveness to local views by the applicant". It should be noted that impacts on views from residential properties is not considered a material planning consideration.*

- (b) The proposed development is larger than the existing residential grouping and is too dense. Mains gas and sewerage should be installed. There are concerns that ground conditions may not support the level of septic waste resulting.

Response - *The level of development proposed is reflective of the applicant's indicative enabling development requirements. The fact that it exceeds the allocation identified in the MDLP is discussed below.*

- (c) Assurances are sought that the nature reserve will not be totally landscaped and will retain some of its natural properties.

Response - *The works to the SINC are set out in the supporting Environmental Report. SNH and the Scottish Wildlife Trust (SWT) have been consulted and raise no objections, see consultation responses below.*

- (d) Traffic, the roads are already very busy, and noise, dirt and dust concerns.

Response - *NAC Transportation and Transport Scotland have been consulted and raise no concerns in relation to either the local or strategic road networks, see consultation responses below. NAC Environmental Health have also been consulted and raise no objections in principle.*

- (e) The site is allocated for leisure purposes in the local plan and housing should not be allowed. The plans for all houses are objected to.

Response - *Although the adopted North Ayrshire Local Plan (excluding Isle of Arran) (NALP) does not identify the site for residential purposes, the Modified Local Development Plan (MDLP) allocates the majority of the area proposed for residential development, as an 'Additional Housing Site' where policy RES 2 relates. The material considerations associated to the MDLP are discussed in the analysis below.*

- (f) In recent years local golf courses, such as the construction of Dundonald Links, have been expanding. A housing development would be detrimental to the whole area.

Response - *It is considered that the golf related proposal is acceptable in principle, and a detailed analysis of the planning position is set out below. The principle of the housing element is also considered below, with the material consideration of the MDLP the principle factor.*

- (g) The PAC Report states that most people supported the proposal, whereas objections indicate that many persons attending the public meeting objected. Additionally the number of attendees at the public meeting is considered misleading, as numbers were made up of families, rather than individuals. It is also indicated that objectors were not listened to.

Response - *The applicant's Agent has responded to the matters raised by objectors. They note that there are objections from local residents and do not wish to argue with the views expressed and leave it to North Ayrshire Council officers and the Planning Committee to balance the concerns raised against other material considerations. In relation to the accuracy of the PAC Report, it is stated that the basic theme was that some "objected to specific aspects of the development but not to the development as a whole. We stand by the statement that 2 of the 25 people attending the exhibition objected to the principle of development...". The number of attendees is considered an accurate reflection of the number of persons who attended.*

It should also be noted that the purpose of PAC is to improve the quality of planning applications, mitigate negative impacts where possible, address any misunderstandings and deal with any community issues that can be tackled. The process also makes it clear that any comments made to the applicant are not representations to the Planning Authority, in relation to any future related planning application, and that if an application is submitted, that there will be an opportunity to submit representations to the Planning Authority at that time. As such there is clear opportunity for members of the public to raise their concerns at the planning application stage.

- (h) There are plenty of houses for sale in Irvine, two on Ayr Road have been for sale for 4 and 2.5 years respectively.

Response - *The draft Local Development Plan (MDLP) allocates the majority of the area proposed for residential development, as an 'Additional Housing Site' where policy RES 2 relates. The material considerations associated to the MDLP are discussed in the analysis below.*

Consultations

Scottish Water (SW) - No objection. Scottish Water has no objection to this planning application. A separate application should be submitted to SW for connection to the water and waste water infrastructure after full planning has been granted.

Bradan Water Treatment Works may have capacity to service this proposed development. Initial investigations undertaken by SW have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water.

Meadowhead Waste Water Treatment Works may have capacity to service this proposed development. The waste water network that serves the proposed development may be able to accommodate the new demand. Initial investigations undertaken by SW have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should SW become aware of any issues such as flooding, low pressure, etc the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption. If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s), which should be done through a deed of servitude.

Other standard advice for commercial developments has also been provided.

Response - Noted. A SUDS condition can be imposed. Other matters will require to be resolved directly between the developer and Scottish Water.

SEPA - No objections. Advice is provided in relation to the following matters:

Flood Risk: where SEPA expect North Ayrshire Council to undertake their responsibilities as the Flood Prevention Authority. They note the submitted Flood Risk Assessment (FRA), the ground levels, ponds and areas for development detailed. It is advised that there is a residual flood risk to the leisure centre from the small pond/s. As such, flood resistant and resilient materials as outlined in PAN 69 paragraphs 85-100 are recommended. The risk of coastal flooding is not considered to be significant. It is also noted that the submission indicates a significant height differential between the site and the River Irvine. It is also noted that the FRA relates to potential works to the leisure centre, outwith the scope of this application. The incorporation of a 600mm freeboard to finished floor levels associated to the residential properties is supported, as is design of levels to inhibit surface water entering

the site or being directed to existing property. The use of the ponds to attenuate surface water runoff will be considered at the detailed design stage. SEPA stress caution regarding adding additional water to the smaller ponds as this may increase the risk of flooding to the leisure centre. The extension to the golf course has not been mentioned within the FRA. SEPA highlight that consideration is given to the landscaping of the grounds to ensure any raised levels do not direct surface water towards property. In addition, there should be no land-raising with the floodplain as outlined in Scottish Planning Policy.

Foul Drainage: SEPA note that connection to the public sewer is proposed and that the applicant should consult with Scottish Water.

Surface Water Drainage: Standards for discharge of surface water are set out. SUDs should be provided at construction and completed phases. Surface water drainage from the development should be treated in accordance with the principles of the SUDS Manual (C697) which was published by CIRIA in March 2007.

Ecology: Comment on the submitted Environmental Report is given. SEPA advise that an emergency backup plan is drawn up to minimise the risk of pollution during construction. It is unclear in the report if amphibian data for the ponds exists, if not an amphibian survey would establish if there are any protected species (i.e. great crested newts). This information may influence the manner in which mechanical work on the pond is carried out. It is advised to contact SNH and to review SEPA's good practice guidance.

Other matters: Further regulatory requirements and good practice advice is addressed by directing the applicant to the SEPA website.

Response - *The comments relating to flood risk are noted, and further analysis is provided by NAC's Flood Officer. Suitable conditions can address relevant flood related matters. (Detailed flood risk assessment taking account of all matters raised by SEPA and NAC Flood Officer). Clarification from the applicant has indicated that foul drainage is to be via a private septic tank arrangement, rather than a connection to the public supply. A suitable condition can require that SUDs are incorporated at the detailed design stage. An emergency back up plan to minimise the risk of pollution during construction could be required by a suitable planning condition, as can the requirement for an amphibian survey. An informative could direct the applicant to SEPA's good practice guidance and other regulatory requirements via the SEPA website. SNH have been consulted, with their comments set out below.*

Scottish Wildlife Trust (SWT) - Advise that proposals associated to the partnership with North Gailes have recently been scaled back and that a lease arrangement over the Trocol site suits both parties. Associated income will allow the adhoc rental of premises, as need may arise. The habitat enhancement works are the most important element with the replacement of dark, poor quality woodland with dune heath and grassland

the main element. Such dune habitats are important in a European context and require regular cutting or grazing to prevent scrub colonisation. Maintenance of the golf course would achieve this requirement. A conservation agreement will be part of the lease and will include both a maintenance schedule and commitment to ongoing input from the Scottish Wildlife Trust. Environmental stewardship principals will be adopted over the whole of the golf course, not just the element within the reserve. An improved standard of public access would also be achieved.

Response - *Noted.*

Scottish Natural Heritage (SNH) - Confirm that the proposals will not have any damaging impacts on nearby statutory natural heritage designations. The proposals for management of habitats within the SWT reserve, as compensation to balance against the loss of habitats within the built areas of the development site, is noted. It is recommended that the full package of mitigation measures identified in the Environmental Survey report are secured via a S.75 planning agreement, to assist the Council in meeting its obligation in relation to the delivery of the Scottish Biodiversity Strategy.

Response - *Noted. The implementation of the environmental mitigation measures set out in the Environmental Survey can be secured via a S.75 legal agreement.*

NAC Transportation - Following the submission of further information no objections are raised. It is considered that the detailed layout can be agreed at the MSC stage.

Transport Scotland - No objections.

Response - *Noted.*

NAC Environmental Health - No objections. Advice is provided in relation to the following matters:

Contamination: a desk study to review the likelihood of contamination shall be undertaken prior to the commencement of development and used to assist the design of an appropriate site investigation and subsequent suitable quantitative risk assessment. Remediation proposals shall also be presented in relation to any significant findings. Thereafter any significant unsuspected contamination arising shall be reported to NAC and addressed in an agreed manner. Any such decontamination works undertaken shall be subject to submission of written verification of their detail.

Road Traffic Noise: A noise assessment shall be undertaken to identify any necessary noise control measures required to be incorporated into any properties. Such an assessment should be scoped with NAC.

Advice is also given in relation to appropriate demolition/construction practices, disposal/removal of waste materials. No burning of waste is to be undertaken. It is advised that the applicant contact Scottish Water with regard to foul waste from residential properties or provide details of suitable sewage treatment.

Response - *Suitable conditions could be used to address the contamination related matters raised and that a noise assessment is undertaken to inform the detailed layout and design of the housing element. An informative can advise the applicant to scope both these matters with NAC Environmental Health.*

NAC Flood Officer - No objection in principle. Advice is given on the following matters:

Flood Risk: Finished floor levels should be considered and finished ground levels designed to slope away from the buildings. A freeboard of 600mm above the observed maximum water level is mentioned for the leisure centre extension. This approach is supported, but it is highlighted whether this is feasible given the incorporation of a swimming pool in relation to the leisure centre. Finished floor levels at the residential development are recommended to incorporate a 600mm freeboard. The site access should be designed to inhibit surface water entering the site and internal levels designed to ensure that surface water is not directed towards existing property.

Surface Water Drainage: The discharge of surface water from the site should comply with the requirements of The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR). SUDS should be provided at the construction phase as well as for the finished development. The surface water drainage from the development should be treated in accordance with the principles of the SUDS Manual (C697) which was published by CIRIA in March 2007. Comments from Scottish Water should be sought where the SUDS proposals would be adopted by them.

Response - *Suitable conditions can address relevant flood related matters. (Detailed flood risk assessment taking account of all matters raised by SEPA and NAC Flood Officer).*

West Of Scotland Archaeology Service (WoSAS) - Provide the following advice.

The proposal is situated in an area of high archaeological potential, particularly in relation to prehistoric activity. Given the scale of ground disturbance proposed the potential for significant unrecorded sub-surface archaeological deposits remains an issue.

Scottish Planning Policy requires archaeological issues to be adequately addressed, preferably before the determination of the application.

In this case, it is advised to attach the following condition to any consent:

"No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service."

Such a condition could be implemented on a phased basis, as follows: an intrusive archaeological evaluation of the northern half of the application area to illuminate the possibilities for buried remains. The evaluation will serve to investigate the nature and significance of any surviving buried archaeology and the limits of the former sand pit(s). Any discoveries will have to be excavated before their destruction by construction through a staged series of further works, including further full excavation and any post excavation analyses and publication as required.

An informal list of archaeological contractors is available on WoSAS's web site: www.wosas.net.

Response - *A suitable condition could be attached and an informative can advise the applicant to scope the detail with WoSAS.*

3. Analysis

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions by planning authorities shall be in accordance with the Development Plan, unless material considerations indicate otherwise. In this case the Development Plan comprises the Ayrshire Joint Structure Plan (AJSP) and the North Ayrshire Local Plan (excluding Isle of Arran) (NALP). North Ayrshire Council's Modified Local Development Plan (MDLP) is also a material consideration. The site is, in the main, allocated for Leisure and Open Space purposes in the adopted North Ayrshire Local Plan (excluding Isle of Arran), although the northern part beyond the last house fronting Ayr Road, is allocated as Countryside. This latter allocation principally relates to the SWT site.

The main material considerations are the compliance of the proposals with the MDLP and the economic, environmental and community benefits arising from the proposed development, as well as whether the proposals are compatible with and sympathetic to the character of the surrounding area.

Turning to the adopted Local Plan, the relevant policies are: Policy TRA1 (Strathclyde Passenger Transport) Part B, TRA2 (Walking and Cycling), TOU4 (Tourist Facilities in the Countryside), OS1A (New and Upgraded Leisure and Recreational Facilities), OS2 (Open Space and Play Provision in New Housing Developments), OS3 (Open Space Provision), ENV1 (Development in the Countryside), ENV6 (Nature Conservation), ENV16 (Contaminated Land), ENV17 (Urban Fringe and Countryside Development), BE10 (Archaeological Sites), and BE14 (Design Guidance). All development proposals require to be assessed against the relevant criterion of the Development Control Statement (DCS).

In this case it is considered that Policy TOU4 (Tourist Facilities in the Countryside), deals with the acceptability in principle of extending the golf course into the area allocated as countryside, being the northern part of the site. Comments on the three criteria of this policy are as follows:

(a) site specific locational need: in this regard it is considered that a clear site specific locational need is demonstrated, given that the identified countryside area subject to partial development as an extension to the golf course is immediately adjacent to the existing golf course. It should be noted that the existing golf course is situated within an area identified for Leisure and Open Space purposes.

(b) there is a social and/or economic benefit to the area: the supporting statement clearly states that the aim of the proposals is to “enable retention and expansion of existing employment, provision of better leisure facilities for local residents and visitors, and improved nature reserve access and management – all at no cost to the public purse.” It is also considered that the improvements to the golf course and Scottish Wildlife Trust (SWT) site

proposed have a strong potential for knock-on social and economic benefits, by improving the quality and attraction of both elements for both local residents and tourists.

(c) it is of a scale and character which is not detrimental to the amenity of the area: again it is clear from the submitted Environmental Report that the nature and scale of the works within the SWT site are such that there would be no lasting adverse impact on the amenity of the area. Rather it is considered that the environmental improvements, including the habitat upgrades, will have positive amenity outcomes.

On balance it is considered that the golf course related proposals, associated to the 'countryside' designated land, comply with the intent of Policy TOU4.

Turning to the remainder of the golf course related works, which are to be undertaken on land allocated for 'leisure and open space' purposes, these clearly relate to the upgrading of existing facilities, to expand and improve the quality available to local people and as such they are supported in principle by Policy OS1A.

The housing element of the proposals is not supported by any policy within the adopted Local Plan, however, there is a site specific policy contained within the draft Local Development Plan which relates directly to this matter - Policy RES2. This policy gives an indicative capacity of 30 units and requires that mitigation against any unacceptable adverse impacts on infrastructure, arising as a result of the site's development, is undertaken. In relation to this site no educational constraints are identified; access can be taken via an existing junction on Ayr Road; a bus stop is to be provided on Ayr Road; a Flood Risk Assessment would be required; a Development Brief would be required, to confirm the limitation of the extent of development to that across Ayr Road, and to the west to be limited and relate to, rather than back on to the golf course; retention of trees within the site is noted; a link between the residential development and leisure proposals is to be secured; a maximum density of 8 units per acre (net) is stated.

This policy relates to the core of the proposed housing area, although the indicative boundaries within the application extend both to the north and south of this Policy allocation.

No development brief for the site has been prepared to date, however it is considered that detailed design matters can be considered adequately as part of an MSC application.

The application seeks consent for residential development on an area slightly extended from that which is allocated within the MDLP. An indicative business case has been submitted to demonstrate the level of development required to fund improvements to North Gailes, and the applicant is of the view that this additional area is required to contribute towards the enabling development. This extended area requires to be assessed against Policy OS1 of the Local Plan. In terms of the four criteria of that policy, comments

are as follows:

1. Impact on amenity, character and appearance: any adverse impacts on amenity, character or appearance of the extended area would be addressed through consideration of any MSC application.
2. N/A.
3. (a) impact on active or passive open space: the area of ground that the extended residential area would occupy is not considered to have a significant adverse impact on open space provision, given its small scale. (b) undesirable precedent: the environmental, social and economic benefits of the proposal, outlined elsewhere within this report, provide sufficiently unique justification to establish the principle of residential development on the extended area.
4. Loss of amenity: there is not considered to be any significant loss of amenity as a result of consenting the principle of residential development on the extended area. In addition, there are wider outdoor recreational benefits which will be delivered by the proposal.

The need, or otherwise, to use the extended area for residential purposes will be confirmed through the Section 75 Agreement, with reference to the level of enabling development required and agreed, which will be informed by an agreed business plan.

The link between the residential development proposal and North Gales is proposed to be secured by S.75 agreement. The terms of this will be agreed between the Council and the applicant, and will govern the scope and delivery of improvements to North Gales, (including but not limited to the extension to the golf course and environmental mitigation measures), affordable housing provision and contributions to strategic transport improvements, all as referenced within a business plan to be agreed. The final nature of the improvements to North Gales will be agreed with the applicant with reference to the development viability/business plan, and will form part of the S.75 agreement.

Policies TRA1 (Strathclyde Passenger Transport) Part B, TRA2 (Walking and Cycling), OS2 (Open Space and Play Provision in New Housing Developments), OS3 (Open Space Provision), ENV17 (Urban Fringe and Countryside Development) all concern matters of detail and can be considered at MSC stage.

The proposals are considered to comply with Policy ENV6 (Nature Conservation), in that they seek to make improvements to a local environmental designation. These improvements, as noted above, would result in enhanced management and public access. Consultation with Scottish Wildlife Trust has raised no adverse concerns, and conditions are proposed to address the comments received by Scottish Natural Heritage.

Considerations arising from Policies ENV16 (Contaminated Land) and BE10 (Archaeological Sites) can be addressed via conditions.

The requirements of Policies RES 4 and A3 of the MDLP seek provision of affordable housing and developer contributions respectively. These matters will be encompassed and addressed within the S.75 agreement.

Turning to the Development Control Statement (DCS), it is considered that the criteria all relate to matters of detail. Accordingly, as the current application seeks approval in principle, a detailed assessment in terms of the DCS can be reserved until the MSC stage.

To summarise, it is considered that, on balance, the economic and environmental benefits arising from the proposal would outweigh any outstanding planning policy conflicts. The development would offer improved land management and long term benefits for leisure, recreation, employment and ecological interests. For these reasons, it is recommended that planning permission is granted subject to the conditions attached in Appendix 1 and Section 75 agreement.

4. Full Recommendation

4.1 See Appendix 1.



CRAIG HATTON
Corporate Director (Development and Environment)

Cunninghame House, Irvine
11 October 2013

For further information please contact James Miller, Senior Planning Services Manager , on 01294 324315.

RECOMMENDATION FOR PLANNING APPLICATION REF NO 13/00408/PPPM

Agree to grant subject to a Section 75 legal agreement relating to the implementation of improvements to North Gailes (including but not limited to extension to the golf course and environmental mitigation measures), affordable housing provision and contributions to strategic transport improvements, all as referenced within a revised business plan to be agreed, and the following conditions:

1. That the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of, landscaping and means of access to the proposed development shall be obtained before the development is commenced.
2. The proposed development shall be designed in accordance with the principles of the Scottish Government's "Designing Streets" and "Designing Places" policy documents and North Ayrshire Council's Neighbourhood Design Guidance to the satisfaction of North Ayrshire Council as Planning Authority.
3. That prior to the commencement of the development, hereby approved, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority, a Strategy for Open Space which shall include proposals for (i) the provision of open space and play provision, in accordance with the North Ayrshire Council policy "Provision and Maintenance of Landscaping, Open Space and Play Areas in New Housing Developments" together with proposals for the management and maintenance thereof.
4. That prior to the commencement of the development, hereby approved, the applicant shall undertake a desk study of the application site, (including the review of any previous site investigations) to assess the likelihood of contamination and assist in the design of an appropriate site investigation and subsequent suitable quantitative risk assessment as advocated in BS10175: 2011. Remediation proposals shall also be presented in relation to any significant findings. All documentation shall be verified by a suitably qualified Environmental Consultant and submitted to North Ayrshire Council as Planning Authority. Any required remediation measures shall be undertaken, prior to the commencement of the development to the satisfaction of North Ayrshire Council as Planning Authority. Thereafter the presence of any significant unsuspected contamination, which becomes evident during the development of the site, shall be reported to North Ayrshire Council and treated in accordance with an agreed remediation scheme. On completion of the proposed works written verification, detailing what was done by way of any remediation, shall also be submitted to North Ayrshire Council as Planning Authority.

5. That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant in consultation with the West of Scotland Archaeology Service and approved by North Ayrshire Council as Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of North Ayrshire Council as Planning Authority.
6. That a detailed drainage plan shall be submitted for the development, including full details of SUDS in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007. The SUDS scheme shall be self certified by a suitably qualified person, a copy of which shall be submitted to North Ayrshire Council as Planning Authority. Thereafter, the certified scheme shall be implemented prior to the development becoming operational and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.
7. That a noise impact assessment in accordance with the Technical Advice Note of PAN 1/2011 shall be undertaken to identify any noise control measures which may be required to ensure that the following noise levels are not exceeded at the curtilage (closest to Ayr Road) of any of the proposed noise sensitive properties:

LAeq, 16 hour (0700-2300) (day) : 50 db

LAeq, 8 hour (2300-0700) (night): 40 db.

8. That the further application(s) for approval under the terms of Condition 1 shall be accompanied by a phasing plan. For the avoidance of doubt, the residential element of the development shall be the final phase unless North Ayrshire Council as Planning Authority gives written consent to any variation.
9. That the further application(s) for approval under the terms of Condition 1 shall be accompanied by a detailed Flood Risk Assessment, taking into account the recommendations of PAN 69 (paragraphs 85-100) in relation to flood resistant and resilient materials.

The reason(s) for the above condition(s) are:-

1. In order that these matters can be considered in detail.
2. In order to ensure compliance with current national and local design guidance.
3. To ensure compliance with North Ayrshire Council policy and in the interests of adequate open space and play provision.

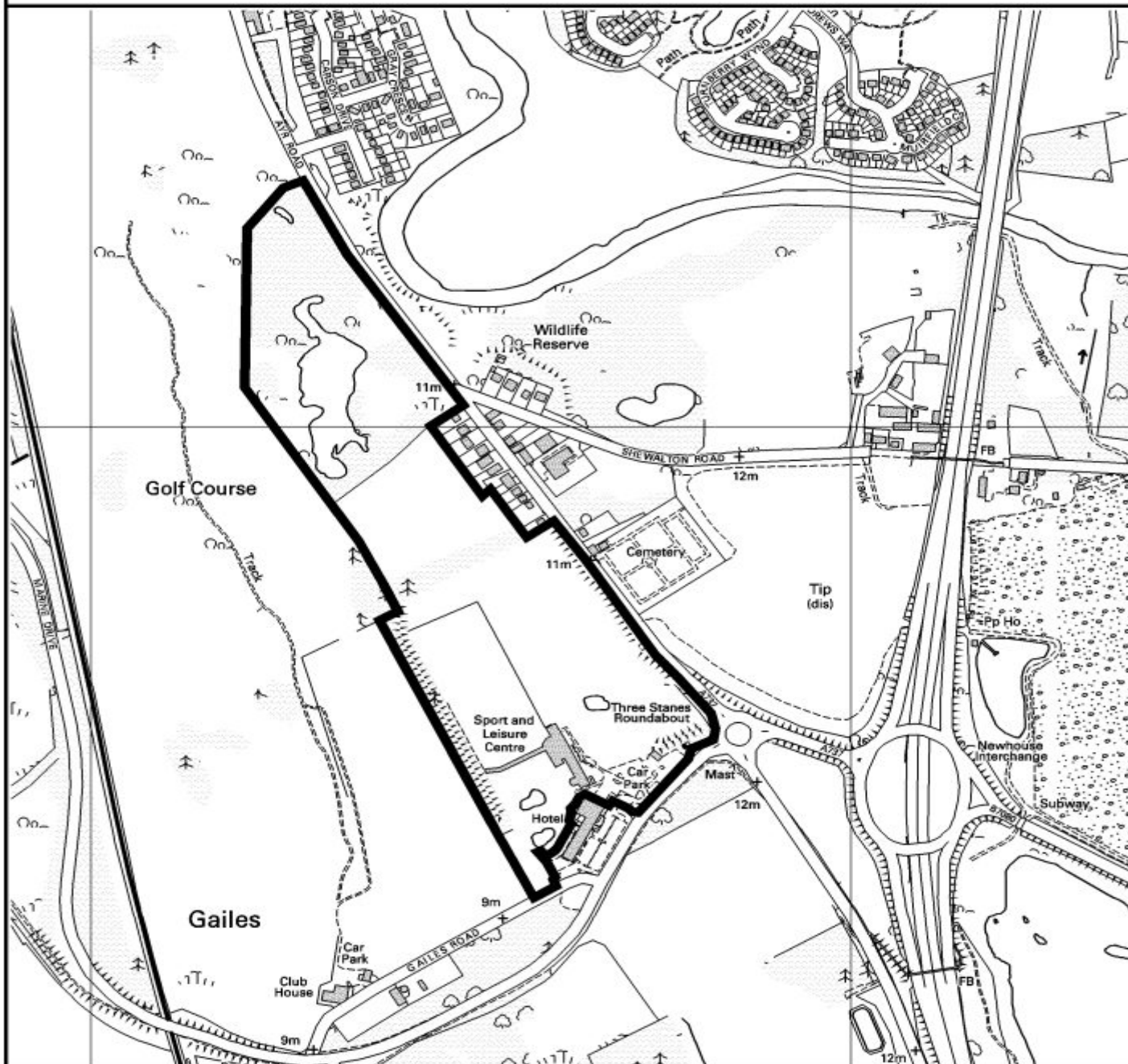
4. To meet the requirements of Environmental Health.
5. In recognition of the archaeological significance of the site.
6. To ensure surface water drainage for the development is designed in accordance with SUDS principles.
7. To ensure that noise levels within the dwelling meet acceptable standards.
8. To maintain control over the development in the interest of amenity.
9. To ensure the detailed design and layout makes adequate provision for flood prevention.

Reason(s) for approval:

1. The proposal does not comply with the relevant provisions of the development plan, however other material considerations indicate otherwise and planning permission should be granted.

Committee Plan

13/00408/PPPM



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Not To Scale

NORTH AYRSHIRE COUNCIL

Agenda Item 6

Planning Committee

23 October 2013

Planning Area

North Coast and Cumbraes

Reference

13/00483/PP

Application

18th September 2013

Registered

Decision Due

18th November 2013

Ward

North Coast and Cumbraes

Recommendation**Grant with Conditions contained in
Appendix 1**

LocationCar Park Site at Lade Street
Largs**Applicant**North Ayrshire Council
Perceton House
Irvine**Proposal**Erection of Day Care Centre

1. Description

The proposed Day Care Centre would be on two levels. The ground floor accommodation would comprise three lounges and a dining room, kitchen, offices, toilets, wheelchair store, hoist store, cafeteria and plant room, and on the upper floor, accessed by stairs and a lift would be two treatment rooms, rehabilitation room, offices, IT suite and a toilet/shower room.

The design is relatively simple comprising a rectangular building with an asymmetrical dual pitch roof, the longer roof slope above the lounges and dining room providing a light, spacious feel to these rooms. The proposed external finishes comprise facing brick to the ground floor and cream coloured dry dash render to the first floor. Artificial stone would be used for the basecourse, cills and banding. The roof would be clad with grey concrete roof tiles.

The site is located in the centre of Largs on the west side of Lade Street and was formerly occupied by the Stevenson Institute, which was demolished in 2011. Since then the site has been used for car parking. It is adjoined to the south by a graveyard beyond which lies the Category A listed 17th century Skelmorlie Aisle which is also a Scheduled Ancient Monument.; the cemetery wall and gate are also listed. To the west and north the site is adjoined by a mixture of commercial and residential properties in Gallowgate Street and Gallowgate Lane. An existing day care centre in Lade Street adjoins to the north. Residential properties adjoin to the east across Lade Street while a three storey modern flatted block also on Lade Street is situated to the south-east. The site is enclosed generally by stone walls of varying height.

The Day Care Centre would occupy the western half of the car park, while on the eastern half adjoining Lade Street a three storey building containing 11 two bedroom flats would be constructed. Planning permission is not required for the flats which would also be erected by North Ayrshire Council as they would be permitted development under Class 33 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). Details of the flatted development have been submitted in support of the application to enable the Day Care Centre proposals to be assessed in relation to the overall proposals for the area. The design of the flats incorporates an attractive stone feature at the entrance, salvaged from demolition works and stored by the Council for re-use in the redevelopment of the site. The stone feature would extend upwards almost to ridge level. The external finishes to the flats would be similar to those of the Day Care Centre.

Access to the site would be at the north-east corner adjacent to the existing Day Centre leading to a 12 space car park and turning facility.

In the Adopted North Ayrshire Local Plan (excluding Isle of Arran) the site is located within a town centre area where Policy TC1 specifically applies. Policy TC1 permits within such areas a range of uses including day centres.

Policy BE5 is relevant and states that proposals for development which would have an adverse impact on the setting of a listed building shall not accord with the Local Plan. Policy BE9 states that proposals for development which would adversely affect the site or setting of a Scheduled Ancient Monument shall not accord with the Local Plan.

All proposals require to be assessed against the relevant criteria of the Development Control Statement in the Local Plan.

2. Consultations and Representations

Neighbours were notified on 18 September 2013. The application was advertised for neighbour notification purposes and also as development affecting the setting of a listed building; the latter expires on 23 October 2013. A Site Notice was also posted on site. No objections or representations have been received to date.

Historic Scotland - No comment. The Council should proceed to determine the application without further reference to Historic Scotland.

Response - Noted.

Development Planning Services (Roads) - No objection. Twelve parking spaces are acceptable although a number should be allocated as disabled bays. Sightlines from the access should be 2 metres x 35 metres as a minimum. Notice should be given to DPS (Roads) regarding closure of the car park. A Road Opening Permit is required.

Response - Conditions could be imposed to ensure that adequate sightlines and disabled parking bays are provided and that DPS (Roads) are notified of the closure of the car park. The applicants could be advised by note of the requirement to obtain a Road Opening Permit.

EARS (Waste Services) - The bin storage areas are located away from the site access road and the waste collection service provides a kerb side collection where bins are required to be presented for collection at the kerb side on the pavement or agreed accessible collection point outside the property. The bin stores should be located immediately adjacent to the access road with an unobstructed route and appropriately positioned drop kerbs.

Response - Noted. A condition could be imposed to ensure that the bin storage facilities are appropriately located to enable bins to be uplifted.

West of Scotland Archaeology Service - The development of the site would raise a number of archaeological issues due to the proximity of Skelmorlie Aisle and the graveyard associated with an older parish church - until recently the plot was occupied by the buildings of the Stevenson Institute and the churchyard is surrounded by various elements of the modern town, the setting impact would not be a particularly major issue. A mound in the area to the west of the site was partially excavated in the later 19th century and appears to be a burial site possibly associated with the Battle of Largs. It could however represent a prehistoric burial mound. There may be some potential for deposits or residual artifacts associated with the early development of the town. WOSAS is content that the archaeological issues raised can be satisfactorily addressed through works carried out as a result of a suitable condition on any consent the Council may be minded to grant.

Response - Noted. A condition could be imposed in this regard.

Health & Safety Executive - The site is located within the Largs Pier outer safeguarding zone. HSE does not advise on safety grounds against the granting of planning permission in this case.

Response - Noted.

Scottish Water - No response to date.

3. Analysis

The proposed Day Care Centre is located within an area identified for town centre uses in the Adopted North Ayrshire Local Plan (excluding Isle of Arran) and is a use identified in Policy TC1 as being appropriate for such areas. The proposal would therefore accord with Policy TC1.

The main determining issue in this case is whether the proposal accords with Policy BE5 and BE9 and also the relevant criteria of the Development Control Statement of the Local Plan, namely, siting, design and external appearance and impact on amenity.

With regard to Policy BE5 and BE9, Skelmorlie Aisle and the cemetery wall and gate are surrounded by various elements of the modern town and views are limited from outwith the site. The proposed Day Care Centre would be situated some 25 metres to the north of Skelmorlie Aisle beyond the existing cemetery wall, the long grey tiled roof slope of the Day Centre would be towards the listed building. The relatively simple subdued roof form of the Day Centre would form a reasonable backdrop to the building when viewed from the south within the grounds of the listed building and would not it is considered detract significantly from its setting. The former Stevenson Institute complex of buildings occupied a position similar to the Day Care Centre. The buildings were of similar scale to the Day Care Centre and would

also have featured in the background of views of Skelmorlie Aisle from the south. On balance it is considered that the proposed Day Care Centre would not detract to a significant extent from the setting of the listed building. As noted above Historic Scotland did not object to the proposed development. It is therefore considered that the proposals accord with Policy BE5 and BE9.

With regard to the relevant Development Control Statement criteria, the siting of the Day Care Centre on the western part of the site means that it would have limited visibility from outwith the site and as noted above would not detract from the setting of the listed building. The design is also considered to be acceptable in relation to the range of building types, scale and age in the surrounding area. The external finishes are also considered to be acceptable and would fit in with the range of finishes in the surrounding area. Accordingly the siting, design and external appearance of the proposed Day Care Centre are considered to be acceptable.

With regard to amenity the nature of the use of the building and its scale and position relative to the nearest buildings within the surrounding area mean that there would be no significant adverse impact with regard to overlooking, loss of privacy or daylight/sunlight.

In view of the foregoing the proposal accords with the relevant Local Plan Policies and Development Control Statement criteria.

With regard to the modified Local Development Plan which is currently being examined by the Scottish Government DPEA Reporters, the site is also located within a Town Centre Area where Policy TC1 applies, which is similar in nature and content to Policy TC1 of the Adopted Local Plan which also states that Day Care Centres would be acceptable in such an area. Policy HE2 is similar to Policy BE5 of the Adopted Local Plan and is opposed to developments which would have an adverse impact on the setting of a listed building. Policy HE4 is similar to Policy BE9 of the Adopted Local Plan and states that proposals for development which would adversely affect the site or setting of a scheduled ancient monument shall not accord with the LDP. Furthermore the General Policy of the modified LDP is similar to the Development Control Statement of the adopted local plan. The relevant Policies and Development Control Statement criteria of the Local Plan are similar to those of the modified LDP and accordingly it is considered that the proposed development would not conflict with the modified LDP.

In view of the foregoing the proposals accord with the Adopted Local Plan and modified LDP and planning permission can therefore be granted.

4. Full Recommendation

See Appendix 1.

A handwritten signature in black ink, appearing to read 'CH', with a horizontal line extending to the right.

CRAIG HATTON
Corporate Director (Development and Environment)

Cunninghame House, Irvine
14 October 2013

For further information please contact John Michel, Senior Planning Officer , on
01294 324379

JM/FG

RECOMMENDATION FOR PLANNING APPLICATION REF NO 13/00483/PP

Grant subject to the following conditions:-

1. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority exact details of all external finishes, boundary treatment and hard surfaces including parking and manoeuvring areas.
2. That prior to the commencement of the development the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority proposals for the provision of disabled parking bays within the car park layout; the car park hereby approved including disabled parking bays shall be formed prior to the commencement of the use of the Day Care Centre hereby approved.
3. That notice shall be given to Development Planning Services (Roads) prior to the closure of the existing car park.
4. That visibility splays of 2.5m x 35m at the junction of the site access with Lade Street shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above a height of 1.05 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.
5. That no development shall take place within the development site as outlined in red on the approved plan until the applicants have secured the implementation of a programme of archaeological works in accordance with a written Scheme of Investigation which has been submitted by the applicants, agreed by the West of Scotland Archaeology Service and approved by North Ayrshire Council as Planning Authority. Thereafter the applicants shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery or archaeological resources within the development site is undertaken to the satisfaction of North Ayrshire Council as Planning Authority in agreement with the West of Scotland Archaeology Service.
6. That prior to the commencement of the development the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority proposals for the provision of a bin storage and refuse collection facility for the day care centre; the approved details shall be implemented prior to the commencement of the use of the Day Care Centre hereby approved.
7. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.

8. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

The reason(s) for the above condition(s) are:-

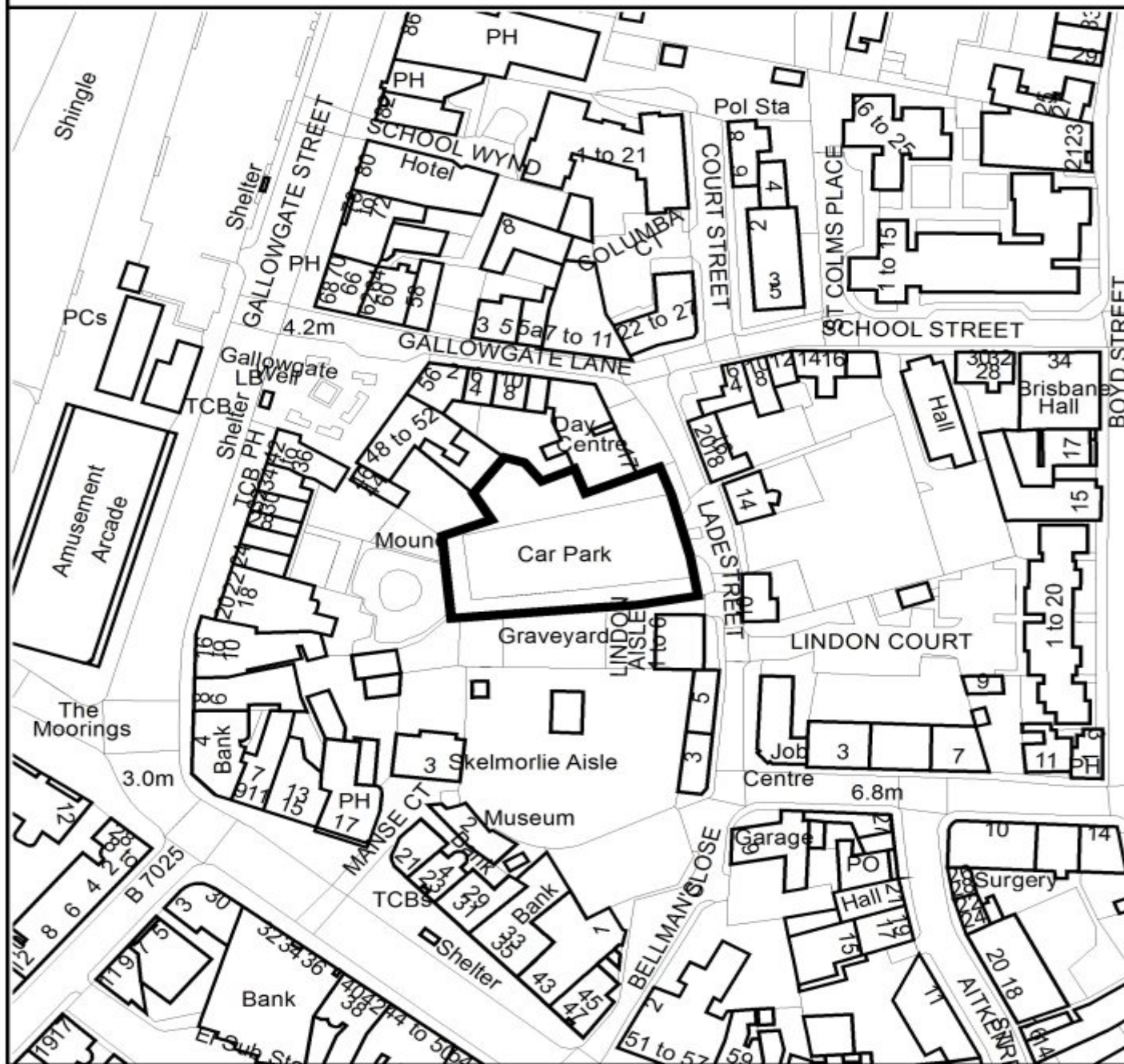
1. In the interest of the amenity of the area.
2. To meet the requirements of North Ayrshire Council as Roads Authority.
3. To meet the requirements of North Ayrshire Council as Roads Authority.
4. To meet the requirements of North Ayrshire Council as Roads Authority.
5. In recognition of the potential archaeological importance of the site.
6. To meet the requirements of Property Services (Cleansing).
7. To secure a landscaping scheme in the interest of amenity.
8. To secure the proper completion of the development in the interest of amenity.

Reason(s) for approval:

1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

Committee Plan

13/00483/PP



NORTH AYRSHIRE COUNCIL

Agenda Item 7

23 October 2013

Planning Committee

Subject: **Millport Conservation Area Appraisal and Management Plan**

Purpose: To seek Committee approval to publish the Millport Conservation Area Appraisal and Management Plan for public consultation.

Recommendation: That the Committee agrees to approve the publication of the Millport Conservation Area Appraisal and Management Plan, at Appendix 1 and 2, for public consultation.

1. Introduction

- 1.1 The Conservation Area Appraisal and Management Plan identify the special interest and changing needs of Millport Conservation Area, which enables the Council to fulfil its statutory duties to preserve and enhance the conservation area. They are a useful tool that can identify and promote development opportunities that contribute positively to the conservation area while protecting its character from inappropriate development.
- 1.2 A Conservation Area Appraisal and Management Plan has been prepared for Millport Conservation Area.

2. Current Position

- 2.1 A funding application to operate a Townscape Heritage Initiative in Millport Conservation Area was submitted to the Heritage Lottery Fund on 29 August 2013. As part of the production of this application a Conservation Area Appraisal and Management Plan was prepared which assess the value of the Millport Conservation Area.
- 2.2 The appraisal defines and evaluates the character and appearance of the Millport Conservation Area, identifies its important characteristics and ensures that there is a full understanding of what is worthy of preservation.

- 2.3 The management plan draws from the appraisal to recommend how the specific qualities of the Millport Conservation Area may be maintained and supported through positive policies and directions.

3. Proposals

- 3.1 It is proposed that the Committee approves the publication of the Conservation Area Appraisal and Management Plan, (see Appendix 1 and 2 respectively), for a 6 week consultation period commencing in October 2013. As the work will have implications for owners of property located within Millport Conservation Area, the local community will be actively encouraged to make comment.
- 3.2 The outcome of the consultation will be reported to Members to revise, if required, and adopt the documents as non-statutory guidance to the North Ayrshire Local Development Plan. When approved, the documents will be a material consideration in the determination of planning applications.

4. Implications

Financial Implications

- 4.1 There are no financial implications.

Human Resource Implications

- 4.2 There are no human resource implications.

Legal Implications

- 4.3 There are no legal implications.

Equality Implications

- 4.4 There are no equality implications.

Environmental Implications

- 4.5 There are no environmental implications.

Implications for Key Priorities

- 4.6 The Council's Core Objective 1: Regenerating our communities and increasing employment is supported.

5. Consultations

- 5.1 None.

6. Conclusion

- 6.1 The consultation period provides the Council with an opportunity to further refine the approach following stakeholder comments before adoption as non-statutory guidance to the North Ayrshire Local Development Plan. The outcome of the consultation will be reported to Members to revise, if required, and adopt the Conservation Area Appraisal and Management Plan.



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Reference :

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Background Papers

None

MILLPORT TOWNSCAPE HERITAGE INITIATIVE CONSERVATION AREA APPRAISAL



AUGUST 2013

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Appendix One: Conservation Area Analysis Diagrams

Consultative Draft: August 2013



Author:	Peter Drummond Architect Ltd. on behalf of North Ayrshire Council
Photographs:	Peter Drummond Architect Ltd., Ironside Farrar Ltd.
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1.0

INTRODUCTION





Figure 1-1: Millport waterfront, July 2013 (Peter Drummond Architects)

1.0 THE MILLPORT CAA: AN INTRODUCTION

- 1.1 In recognition of the quality of the historic townscape and, as part of a series of initiatives supporting an application for funding under a Townscape Heritage Initiative, North Ayrshire Council have appointed Peter Drummond Architects to carry out a Conservation Appraisal (CAA) of Millport assessing the condition and character of the current conservation area.
- 1.2 Millport Conservation Area is located on the southern edge of Great Cumbrae. It is defined by the most eastern point of Marine Parade extending westerly across the bay to West Bay Road. Millport Bay, itself made up of Kames Bay and West Bay, marks the southern edge of the conservation area with Bute Terrace, Barrend Street, Kames Street and Ninian street terminating the conservation area in the north.

Definition of a Conservation Area

- 1.3 Conservation Areas were introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets out current legislative framework for the designation of conservation areas, defining Conservation Areas “as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.” Planning authorities are required to periodically determine which parts of their district merit designation as a Conservation Area.
- 1.4 North Ayrshire Council currently has 13 conservation areas which range in character from rural to seaside, village to urban. These protect such important townscapes including the heart of old Irvine, Beith, Dalry, West Kilbride, Lamlash, and Corrie. Each is distinct, reflecting the history and development of individual towns and defining their individual character.

What does Conservation Area Status mean?

- 1.5 Designation offers statutory protection of conservation areas in order to protect their special character. The designation requires North Ayrshire Council to formulate and publish proposals for their preservation and enhancement.
- 1.6 Where a development would, in the opinion of the planning authority, affect the character or appearance of a conservation area, the application for planning permission will be advertised in the local press providing an opportunity for public comment.
- 1.7 The designation of a conservation area also provides control with current legislation dictating that Conservation Area designation automatically brings the following works under planning control:
- Demolition of buildings
 - Removal of, or work to, trees
 - Development involving house extensions, roof alterations, windows, stone cleaning or painting of the exterior, satellite dishes, provision of hard surfaces, the erection or alteration of gates, fences and wall, and;
 - Additional control over ancillary buildings (such as sheds/garages) and raised decking/platforms.
- 1.8 These controls are outlined within the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As amended).
- 1.9 Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.
- 1.10 Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the conservation area by ensuring that properties are regularly maintained and original features retained.

Purpose of a Conservation Area Appraisal

- 1.11 A conservation area appraisal is seen as an ideal way of analysing the key elements that contribute to the special historic and architectural merit of the study area. It is a useful tool that can identify and promote development opportunities that enhance the conservation area while protecting its character from inappropriate development.
- 1.12 It is necessary therefore for planning authorities, residents and property owners to be aware of the key features which together create the area's special character and appearance.
- 1.13 Primarily this conservation area appraisal will define and evaluate the character and appearance of the study area, as well as identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation.
- 1.14 The area's special features and changing needs will be assessed through a comprehensive process set out by the Scottish Government, which includes:
- researching its historical development,
 - carrying out a detailed townscape analysis,
 - preparing a character assessment, and
 - identify opportunities and priorities for enhancement.

- 1.15 Whilst a conservation area appraisal will help supplement the local development plan for the area, it is a material consideration when considering planning applications for new development. In that case it may be necessary for planning applications to be accompanied by a supporting statement that demonstrates how the proposal has taken account of the character of the area.



Figure 1-2: Millport Conservation Area. Baseline mapping data reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100023393.

- 1.16 It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.

Appraisal Structure

- 1.17 The appraisal follows the recommendations set out in the Scottish Government's *PAN71: Conservation Area Management* (2004). This sets out a series of issues which should be assessed in order to determine and thereafter manage the special character of a conservation area.
- 1.18 The appraisal comprises five key sections:
- A description of the general location, geography, and geology of the area.
 - A brief historical overview setting out the development of the town.
 - An appraisal of key townscape features.
 - An assessment of the overarching character of the conservation area
 - Identification of key issues in the future management of the site.
- 1.19 It is anticipated that this appraisal will, in turn, inform a separate Conservation Area Management Plan which will set out in more detail the policy steps and other measures required to manage the heritage resource in a sustainable way whilst encouraging regeneration.

2.0

GENERAL DESCRIPTION





Figure 2-1: Millport Quayhead, July 2013 (Ironsides Farrar)

2.0 GENERAL DESCRIPTION

Location

- 2.1 The Cumbraes lie in the Firth of Clyde, approximately 28 miles west-south-west of Glasgow, between the island of Bute to the west and the coast of the Scottish mainland to the east. They comprise two main islands – Little and Great Cumbrae – together with numerous smaller islands, shoals, and tidal rocks.
- 2.2 The islands occupy an extremely prominent position as the Firth begins to narrow north of Arran, dominating maritime views on the southern approaches where they are framed against the Hunterstan Headland and Goldberry Hill. The islands are particularly visible from the mainland across the Fairlie Roads, a narrow coastal strait some 1.25 miles (2 km) wide, dominating views from Fairlie north to Largs. The enclosed coastal water of the Roads are used extensively by leisurecraft, providing a safe anchorage and pleasant runs for yachts.
- 2.3 Geographically and historically part of Argyll, the islands fall within North Ayrshire for administrative purposes and look towards Largs for a wide range of everyday services such as education and healthcare.
- 2.4 Access to Great Cumbrae is by way of a regular and short (circa 10-15 minutes) car ferry service from Largs, terminating at the slip adjacent to Downcraig. The PS Waverley calls at Millport on some of its summer excursions. Little Cumbrae is accessible only by private vessel.

Geography and Geology

- 2.5 Great Cumbrae (commonly referred to simply as Cumbrae) is by far the largest in the group and the only one with a significant permanent population. The island measures approximately 3.5 miles (5.6km) long north-south and 1.9 miles (3.0km) wide, with a total area of 4.4 square miles (11.5 square km). The highest point, Barbay Hill, is 127m (417 ft) above sea level.

Little ("Wee") Cumbrae is located approximately 0.5 miles to the south of its neighbour, separated by The Tan strait. It is approximately 1.8 miles north-south and 1.0 miles east-west, with a total area of 1 square mile (2.6 square km). The highest point on the island is Lighthouse Hill at 121m (406 feet).

- 2.6 Geologically, Great Cumbrae is formed of glaciated Old Red Sandstone, a hard, coarse-grained sedimentary rock, in places containing numerous, rounded, water worn quartz pebbles. Around the town of Millport this is overlain by later Carboniferous sediments (about 300 million old) of clayey marls and calciferous sandstone.

This whole mass has been fractured and shifted by faults which occurred during various different periods of volcanic activity. Magma intrusions on these fault lines have created a series of extrusions or dykes across the island. These rock formations which have become popular with tourists, including Crocodile Rock, Indian's Face, Lion's Rock and Queen Victoria's Face.

As with much of the adjacent Ayrshire coastline, Cumbrae has fine examples of raised beaches. These occur perhaps most notably in the area surrounding Bell Bay - where the island's highest waterfall, Horse Falls, plunges over the old sea cliffs.



Figure 2-2: Location Plan. R by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100023393.

- 2.7 The Ayrshire Landscape Character Assessment (Land Use Consultants, 1998) categorised Cumbrae as “Coastal Fringe with Agriculture” but noted:

Although there are strong local variations in the landscape character of the Cumbraes, it is not appropriate to identify detailed landscape types at the level of a regional assessment. Great Cumbrae, as the name suggests, is larger, and more settled with much of the island given over to improved pasture and smaller areas (mainly steeper slopes) under deciduous woodland or heather moorland. The settlement of Millport is strung along a bay along the south of the island. Little Cumbrae, by contrast, is more rugged, sharing the geology of the hills above Largs. Settlement is absent and agricultural activity limited to rough grazing.

- 2.8 Farming remains important as a land-use on Great Cumbrae, comprising a mix of arable and livestock in a small number of consolidated holdings. The economy of the island is, however, predominantly tourism and service sector based, with no industrial and only modest commercial uses. Until recently the University of London’s Marine Biology Station provided some 10% of the employment on the island and contributed a substantial amount to the local economy; at the time of writing, plans were well-advanced for a field study centre on the same site.
- 2.9 Cumbrae also has an eighteen hole golf course, two freshwater reservoirs which can be used for fishing, and a number of sports facilities including football pitches and a crazy golf course. Sea fishing is possible at several locations.

Millport

- 2.10 Situated on Millport Bay at the southern end of the island, Millport is the largest settlement on Cumbrae with just over two-thirds of the island’s population. Little of the overall form of the town has changed since John Bartholomew’s 1884 *Gazetteer of the British Isles*, which noted:

Millport, watering-place, in S. of Great Cumbrae island, Cumbrae par., Buteshire, on Millport Bay, Firth of Clyde, 11 miles SW. of Wemyss Bay ry. sta. and 24 miles SW. of Greenock - police burgh, pop. 1738; vil., pop. 1749; P.O., T.O., 1 Bank; is well sheltered and has a good beach; has a pier for the Clyde steamers by which communication is maintained regularly with other places on the Clyde; contains an Episcopal cathedral and college, founded and endowed by the Earl of Glasgow, whose seat (The Garrison) is adjacent. Millport was made a police burgh in 1864.

A long, strung-out settlement taking full advantage of the expansive coastline, the central core – if one exists – is to be found around the quayhead and harbour which, until 1967, were the landing point for the ferry. Formerly commercial and retail properties with flats over, now largely converted to dwellings, extend north and east whilst to the west is a tightly knit streetplan of two storey terraced houses.

Punctuating the broad promenade, itself the result of a series of seawall and reclamation projects to protect against tidal inundation, is Garrison House – originally built in the 18th century but extended significantly and now forming a mixed-use community/visitor/café facility.

Eastwards of Garrison House are more villas, predominantly Victorian, behind which lie generally wooded slopes and the surprisingly small but nonetheless striking Cathedral of the Isles.



Figure 2-2: Postcard View, Circa 1921 (SCRAN)

- 2.11 The shore bay is divided by rocky outcrops into two smaller bays – Kames Bay, which has a sandy beach, and the shingle Newton Bay. The beaches, which were designated as bathing waters in 1999, are prized by locals and tourists for views southwards towards the Eileans, Little Cumbrae, and Arran. In addition to the Eileans (two skerries, there are a number of largely tidal outcrops including the Leug and the Spoig.

The bay contains a number of free-to-use visitor moorings for yachts. These are relatively sheltered except in strong winds from the south and southwest.

Statutory Designations

- 2.12 There are currently 17 listed buildings within the Millport Outstanding Conservation Area: 1 at category 'A', 5 at category 'B' and 11 at category 'C'. A map of the conservation area overmarked with the locations of each is attached at appendix one and a description of the key properties is included in section 5.0.
- 2.13 Millport Conservation Area was designated by the County of Buteshire in January 1971.
- 2.14 There are no scheduled monuments within the boundary of the conservation area.
- 2.15 There are no relevant natural heritage designations within the conservation area, although mature trees are protected as a matter of course.

- 2.16 Though technically not within the conservation area there is a small Site of Special Scientific Interest in Kames Bay – the area (comprising the beach) as identified on Map 2/1 of the emerging North Ayrshire Local Development Plan.

Sites of Special Scientific Interest are areas of land or water (to the seaward limits of local authority areas) that Scottish Natural Heritage considers to best represent Scottish natural heritage i.e. its diversity of plants, animals and habitats, rocks and landforms, or a combinations of such natural features

Kames Bay was designated as an SSSI as it is the only example of a shore dominated by sand on Great Cumbrae. It is classed as the classic Scottish site for the study of intertidal marine biology, having contributed more to the understanding of marine biology than any other stretch of beach in Scotland. The bay represents the seaward extension of a geological fault line and the rocks on the western side of the bay are composed of old red sandstone and sandstone conglomerate, whilst the eastern side of the bay is of lower Carboniferous origin.

3.0

HISTORICAL DEVELOPMENT



3.0 HISTORICAL DEVELOPMENT

- 3.1 As part of the development of the appraisal and in order to inform our understanding of Millport's development, a desktop study of historical sources including published material and readily accessible archival sources was undertaken.

Early History

- 3.2 Great Cumbrae has a complex early history. Although first mentioned in the Aberdeen Breviorum of 546 AD and a later 714 AD reference in the Annals of Ulster as the 'The Isles of the Virgins', there are significant remains of prehistoric settlement across the island including the remains of a possible fort at Bell Craig and a cairn. A cist was excavated in the late 19th century on Aird Hill, whilst a Standing Stone originally known locally as Gouklan Stone is found adjacent to the B899 about a mile north of Millport.

In the absence of a more focussed programme of research and investigation, little is known about this important period saving for the assumption that it follows a pattern broadly similar to that found right along the raised beaches of the Ayrshire coast.

- 3.3 The islands were conquered by Harald Harfagr, King of Norway, in 843 AD forming part of the Kingdom of Sodor and Man along with Bute, Arran, Islay, Jura, Gigha, Colonsay, part of Kintyre and the Isle of Man. The Kingdom had the distinction of having the first recorded parliament in the British Isles.
- 3.4 The islands intermittently remained in Norse control until the Battle of Largs in 1263 resulted in the defeat of the Norse King, Haco. A number of the Norwegian dead from the battle were taken to Great Cumbrae and buried there with their weapons. The Treaty of Perth in 1266 settled the dispute with Great Cumbrae being held in trust for King Alexander III. Thereafter in 1539 the island was divided into a series of baronies and holdings under the Crown with the resultant names forming the basis for today's farms – Kames, Hill, Covans, Balleykellet and Bulloch. By the 1850s the island was divided between two feudal superiors – the Earl of Glasgow and the Marquis of Bute.

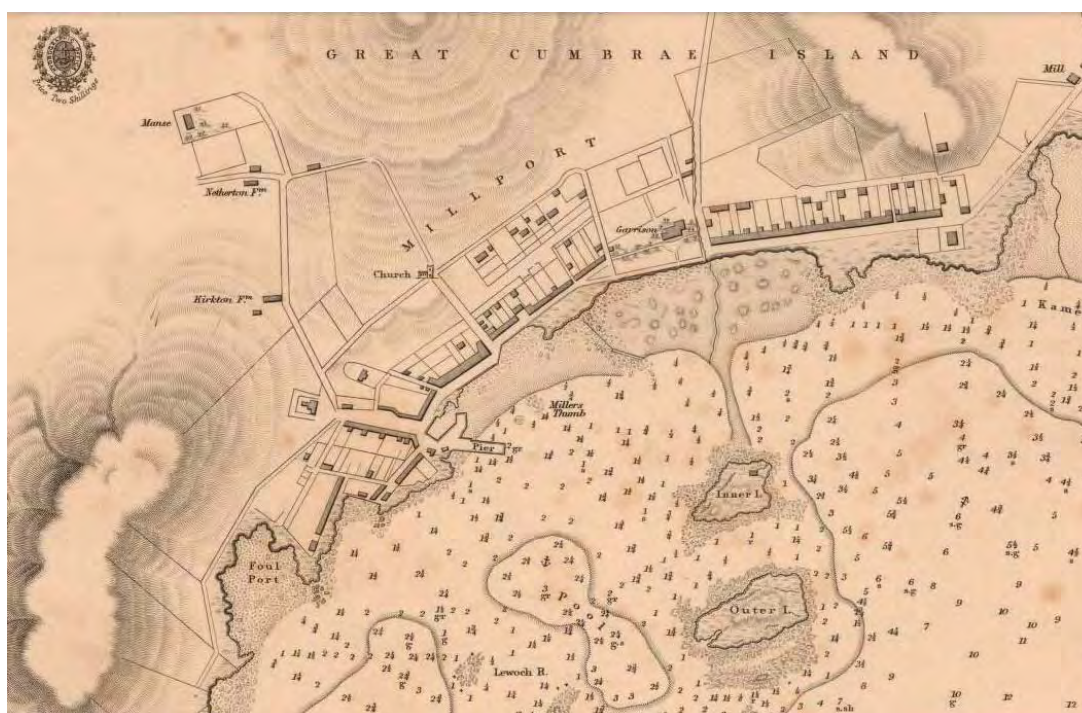


Figure 3-1: Captain Robinson's sketch of Millport 1845 © National Library of Scotland

- 3.5 The establishment of a settlement at Millport, and its early growth are the result of a 1634 decision to base a Revenue Cutter in the lower reaches of the Firth of Clyde for the collection of tolls and duties for the Crown and to assist in the prevention of smuggling. Millport Bay on Great Cumbrae would have been the obvious strategic base for such a vessel as it commands the two approaches to the ports of the upper Clyde. The initial vessel – ‘The Kings Boat’ - had a crew of three as well as four ‘tide-waiters’ who would accompany vessels up river. This necessitated a building programme in the area of Millport to the west of the Quayhead. Prior to this the nearest settlement – the hamlet of ‘Kirkcoun’ had, for safety, been built further up the hill at the location of the present cemetery, about half a kilometre inland.
- 3.6 The initial building programme established Millport as the base for the Revenue Cutter. The name ‘Millport’ is derived from the grain mill that once stood at the top of what is now Cardiff Street just to the north of the present Millburn House.

A Growing Town: The 18th Century

- 3.7 The early growth of Millport is recorded on the 1770 map of Great Cumbrae by John Home. This clearly shows the beginning of the development around the Quayhead with Clyde, Cardiff and Stuart Streets beginning to form while Garrison House and its grounds are readily apparent.
- 3.8 This early growth is largely due to the efforts of two generations of sea captains for the revenue cutters which were based on the island after the 1707 Act of Union – Captain Andrew Crawford of the ‘Cumbrae Wherry’ and his son Captain James Crawford. Millport's current appearance owes much to their efforts. Having leased the land from the Earl of Glasgow, Captain Andrew Crawford first established the Garrison in 1745 as a barracks for himself and his crew and also built a small watch tower on the larger Inner Eilean.



Figure 2-2: Cardiff Street July 2013, PDA

- 3.9 Captain James Crawford inherited his father's role but in a new revenue cutter – the 'Cumbrae Cutter' later renamed the 'Royal George'. With 16 guns the 'Royal George' had a larger crew of 60 men leading to a requirement for more accommodation and a further extension of the settlement. James Crawford also built a more refined residence at the Garrison in the later 18th century.
- 3.10 The further growth of Millport was stimulated by an approach Captain James Crawford made to the Commissioners for Portpatrick Harbour with a suggestion that Millport stone may prove suitable for the new harbour's quay walls. Crawford's suggestion proved correct leading to the quarrying of both the Eileans and a further outcrop – Craiglea - now concealed under the Royal George on the Quayhead. Millport stone was also used in the building of the Caledonian Canal.
- 3.11 The waste stone from the quarrying was used by the sailors to build cottages for themselves along what later became Cardiff Street – a broad street because the Mill Burn once ran down the middle of it to the Quayhead and what eventually became the Old Harbour.
- 3.12 The contiguous nature of the buildings and formality of Cardiff Street with its strong sense of enclosure and Pont de Vue of Millburn House appear to indicate that this was part of a larger plan for the settlement. This plan fits Millport into a broader tradition arising from the Scottish Enlightenment of planned towns along the Scottish west coast including Inverary and Bowmore on Islay both of which date from circa 1770.
- 3.13 The feu superior, the Marquis of Bute, granted feus over the lands around the original settlement. It may well be that the factor for his estates had a hand in laying out the plan of the town – a plan indicating the setting out of the feus, as well as a brief written list of conditions or burdens, would have been required as part of this process. This is a possible area of further research outwith the scope of this document.
- 3.14 The links to Revenue Cutter and the Marquis of Bute leads to a mix of street names connected to members of the revenue cutter crews on the one hand – hence Crawford and Miller Streets, and names associated with the Crichton-Stuart family on the other – Crichton Street, Cardiff Street, Stuart Street, Bute Terrace, and Windsor Terrace.
- 3.15 The increasing development of the settlement was accompanied by an increasing focus on infrastructure. Up to this point the main landing point in the bay was at Strathwherry – hence why the Garrison, the original barracks, is located just to the north of this. However, Captain James Crawford – who desired a safe anchorage and harbour for his crew - suggested that a proper quay be constructed thus giving rise to the Old Harbour at the Quayhead which originally extended back to the base of Cardiff Street.

Doon the Water: The 19th Century

- 3.16 In 1833, a company was formed to finance construction of a new pier that would be accessible at all tides. Led by Captain James Miller – who lived at Millburn House – this new pier cost £838 with £100 being contributed by the Marquis of Bute. This allowed the harbour to accommodate 30 – 40 herring boats at anchor assisting the local fishing men many of whom lived in the fishermen's cottages in Clyde Street – hence the drying greens for nets at the junction with Miller Street. The rocky outlet of Craiglea formed the base for the new pier with stone rubble being used as infill between the islet and the mainland, thereby forming the Quayhead area of today. Prior to this the Revenue Cutter had to be moored back to the island by heavy chains.

- 3.17 With Glasgow's industrial revolution, the Clydeside economy grew in size, leading to prosperity and population growth throughout the region. This is reflected by the increasing number of inhabitants in Millport. This led to a series of extensions to the original settlement including from the mid 1830's onwards, plans for a new crescent of Georgian villas, to be known as Bute Terrace, to be built on the bluff above the original settlement (known as the "high back"), and the later establishment of the New Town on the western side of the Garrison House. This process was well under way by 1845 and is documented by Captain Robinson's 1845 sketch of Millport.
- 3.18 Central to the plans for Bute Terrace was the 1837 erection of the new Cumbrae Parish Church. A new church had already been erected at Kirkton in 1802 to meet the needs of the growing population but by the 1830s its capacity of 380 sittings was already too small. The new church had a capacity of 750 and was placed at the head of Churchill Street – then known as Covan's Hill. Its simple English Gothic clock tower forms a key feature on Millport's skyline.
- 3.19 In 1843 - only a few years after the opening of the new Parish Church - the 'Disruption' took place throughout Scotland. A large part of the congregation left the Established Church with the then Minister, Rev J Drummond. At first they met in a large wooden hut at the base of Churchill Street but later, in 1858, they erected their own church – the East Church – to a design by promising Glasgow architect Campbell Douglas on land gifted by the 6th Earl of Glasgow within the New Town. Though set back from Glasgow Street, and partially tucked behind the urban wall of buildings, its lofty bellcore a key local landmark.
- 3.20 George Frederick Boyle, the 6th Earl of Glasgow, took a keen interest in the town. His father had purchased Garrison House from the Crawford family in 1819 before enlarging it. The 6th Earl's fondness for the island led to him erecting a new Episcopalian college on the island – employing the noted architect William Butterfield – one of the greatest designers of the Victorian Gothic revival - to create what he regarded as the New Iona. The 6th Earl lavished £30,000 on campus which was finished with opening of the Cathedral of the Isles in 1851. Though small, Butterfield's clever use of scale gives the Cathedral real presence – before the maturing of the tree belt around the college grounds the spire of the Cathedral dominated Millport.



Figure 3-3: Cathedral of the Isles July 2013, PDA

- 3.21 Boyle was also a moderniser. In 1864, he established Millport as a Burgh with the Town Council being constituted by a show of hands. Boyle served as Provost until his resignation in 1886 due to his financial problems that had resulted from the collapse of the City of Glasgow Bank in 1878.
- 3.22 The result of the 6th Earl's financial problems was that he was forced to sell Garrison House to the 3rd Marquis of Bute. From 1896 - 97 the house was then further enlarged by the Arts and Crafts Architect Robert Weir Schultz who was commissioned by the Dowager Duchess to extend the upper floor of the house and refit the library. Schultz also designed the sunken garden between the house and Glasgow Street.
- 3.23 The harbour was extended again in 1860 for a sum of £2,310 leading to the advent of regular steamer services and the growing popularity of Millport in recognition of its picturesque setting with superb outlook towards Arran, Ailsa Craig, Wee Cumbrae and Portencross Castle. A trip 'doon the watter' gradually became an annual highlight for many of the Clyde's workers.
- 3.24 By 1865, the arrival of fast steamer connections with the railway head at Wemyss Bay, and later at Fairlie in 1882, brought a new impetus to development in the town. However, this phase was more associated with leisure than industry as the paradigm shift towards the current tourism based economy of Millport took hold in the later Victorian era. Millport was becoming a resort town.
- 3.25 This economic change is marked by both the erection of purpose built hotel such as the Cumbrae Hotel and the building of new detached villa developments on the outskirts of the town. This first took the form of a linking of Millport to the hamlet of Kames Bay with villas being erected along what was to become Marine Parade. These villas catered to a new middle class visitor: the 'carriage folk' who were wealthy city dwellers who would ship off their entire household to holiday homes in locations such as Millport for the summer season. With the steamer and rail connections it was possible for the head of the family to commute to work in Glasgow.
- 3.26 The second phase of this change was the opening up of the west bay to the development of boarding houses rather than family homes – these villas, with their resident landladies, catered to summer visitors.
- 3.27 The continuing increase in population resulted in a further church – the United Presbyterian Church, or West Church - being erected along Bute Terrace in 1877 at a cost of £5,000. The exterior of the church was unremarkable Victorian Gothic Revival with an asymmetric composition of two pepper pot towers (the larger to the west) bestride a gable with grouped lancet windows. The interior; however, was a different matter. Displaying the wealth and taste of this Millport congregation the church had a full Aesthetic movement interior by Daniel Cottier then at the height of his powers, simultaneously working in both London and New York. Having ceased use as a church in 1933 this important 'A' listed church was badly damaged in a winter storm in 1998 and demolished in early 1999 – a major loss to Millport's built heritage.
- 3.28 As a result of the Marquis of Bute's conversion to Catholicism a small chapel at Garrison House catered to the island's Catholics and was referred to as 'Garrison Church'.
- 3.29 Further infrastructure developments occurred in the latter half of the century. In 1872 the Old Harbour was partially infilled by the Pier and Harbour Company and in 1874 the Stuart Street seawall was constructed with the bulk of the costs being borne by the Earl of Glasgow and Marquis of Bute.

Modern Millport: The 20th Century Onwards

- 3.30 In the early 1900s, the quayside at the Old Harbour was gradually broadened with the building out over the quay steps at the base of Cardiff Street and the Cumbrae Hotel a new platform for a pavement that was supported on iron pillars and stone piers.
- 3.31 In 1905, the Burgh Council purchased Millport Pier for the greater benefit of the town extending it to its present size this allowing for the largest excursion steamers to call at the town no matter the tide. These improvements included a timber extension to the pier which allowed waves to roll under and through the pier – reducing the likelihood of damage to ships being buffeted off the pier. The new pier also had a series of charming Edwardian structures: a stone built ticket office (located on the site of the current public toilets); a pavilion, with diminutive clock tower, containing turnstiles for pedestrian access to the pier at a cost of two pence; and a curious trapezoidal shaped building that contained the signals for letting boats know when they had right of access to the busy pier.
- 3.32 The resort town was not immune to world events with a significant number of men enlisting in the Bute Mountain Battery at the start of World War 1 and being sent to fight on the Western Front in April 1915. Cumbrae's War Memorial to the fallen of the First World War, and later those of the Second, was unveiled on Guildford Street in October 1922. The war memorial is in a Scottish Baronial style reminiscent of a Mercat Cross. Executed by Robert Gray Sculptors of Glasgow its style is influenced by that of Sir Robert Lorimer. It forms a key feature on Millport's waterfront with a battery wall being erected to protect the memorial from the sea. The wall was later extended along to Strathwherry Pier.
- 3.33 In late 1912, an early, and ferocious, winter storm combined with an exceptionally high tide did extensive damage to the seafront and the pier with the Stuart Street sea wall partially collapsing. In order to minimise further damage to waterfront properties in 1929 the Town Council decided to construct a new sea wall further out into the beach. This considerably broadened Stuart and Guildford Streets as well as further reducing the size of the Old Harbour. The iron pillars and stone piers supporting the Quayhead pavement were infilled with a stone wall as part of these works.



Figure 3-4: Millport Old Harbour, Quayhead and Old Pier, July 2013, PDA

- 3.34 Between 1958 and 1959, the section of Glasgow Street in front of the Garrison House was widened by the repositioning of the boundary wall, resulting in a reduction in size of the Garrison grounds.
- 3.35 Improvements in local infrastructure in the latter half of the century have included the demolition of the Edwardian structures on the Old Pier, and their replacement in 1964 by a new mixed use building incorporating offices and public toilets.
- 3.36 There have been few significant alterations to the built fabric of the original settlement and the New Town throughout the later part of the 20th Century. There have been two sets of demolitions: the single storey cottages at 35-37 Cardiff Street, a demolition first mooted in the Town Council minutes of 1960; resulting in the gap site at the junction of Cardiff and Crawford Streets; and the demolition of 45 – 47 Glasgow Street, a gap site that was reinstated in 1991. There has also been a degree of rehabilitation of existing building stock with tenements such as 20, 22 and 24 Cardiff Street and 1 - 3 Howard Street, as well as 14 – 18 Cardiff Street being comprehensively overhauled by architects Davis Duncan for Isle of Cumbrae Housing Association between 1994 and 1995.
- 3.37 Millport has continued to expand with new housing occupying the triangle of land defined by Kames Street and Ferry Road – the area formerly occupied by Millport Lawn Tennis Club's four tennis courts until these fell into disrepair during the Second World War, after which the Town Council decided to use the land for an extensive house building programme. There are current plans for erecting new sheltered housing at Copeland Crescent by architects Anderson Bell Christie, and for new toilets and changing facilities at West Bay by Cumbrae Community Development Company.
- 3.38 The key development in the 20th Century that has probably had the greatest impact on Millport and the special character of the conservation area is arguably the least physical. It is the decision to introduce a 'roll on / roll off' ferry running between Largs and the Cumbrae slip in March 1972. This reduced times for ferry trips to the island from 30 to 10 minutes and proved immensely popular. This resulted in the decline of the original Largs – Millport Old Pier route - which was discontinued in October 1973. Consequently, other than bi-weekly summer evening visits by the Waverley or the Balmoral, there are no longer ferries docking and disembarking visitors at the Old Pier – the experience of entering Millport from the sea has been much reduced along with the hustle and bustle of boats coming into the pier. However, the Old Pier remains immensely popular as a place for day trippers and residents to congregate during good weather.

4.0

TOWNSCAPE APPRAISAL



4.0 TOWNSCAPE APPRAISAL

- 4.1 A detailed assessment of the townscape features which characterise the conservation area has been undertaken in accordance with the recommendations set out the Annex to *PAN71: Conservation Area Management*. These then inform the appraisal set out in sections 5.0 and 6.0 of this report.

Topography

- 4.2 The topography of Great Cumbrae was primarily shaped by the combination of its setting within the Midland Valley of Scotland which is delineated by the Southern Upland Boundary and the Highland Boundary (the hills of Cowal, Kintyre and Loch Lomond being clearly visible from the island's highest point), and the influence of glacial erosion with the Firth of Clyde being the site of a series of converging glaciers from Loch Goil, Holy Loch, Loch Striven, and the Kyles of Bute.
- 4.3 The weight of the ice depressed the land causing it to slowly re-bound as the ice melted in the post glacial period. Sea levels also fluctuated during this epoch leading to a series of raised beaches and cliffs around the island. Millport itself sits on a remnant of this process – the 25-foot beach that extends around the perimeter of the island.
- 4.4 Millport is located at the southern end of the island at the point where the 25-foot beach broadens out into the valley at the mouth of which sits Garrison House. The town overlooks Millport Bay – itself comprised of two smaller bays – Kames Bay and West Bay, a series of small inlets – Foul Port – and a series of small islands – the Eileans – which are formed of grey sandstone. The Old Pier and the Royal George Hotel are located on top of another outcrop of grey sandstone that was levelled off through quarrying.

Gateways

- 4.5 The current approaches to Millport are via Ferry Road and Farland Point, but these are a relatively recent development and give an incorrect impression. The true gateway remains at the historic heart of the settlement – the Old Pier and Quayhead. Until the introduction of the 'roll on / roll off' ferry in March 1972 and the subsequent decline of the original Largs – Millport Old Pier route - which was discontinued in October 1973 – this remained the gateway to Millport with the approach being via the sea and not overland. This original disembarkation point is contained by the urban scaled buildings of the Quayhead and framed by the carefully planned axis of Cardiff Street which announces the gateway to the town.

Street Pattern

- 4.6 Millport is dominated by its origin as an 18th century Scottish Enlightenment planned town, with streets such as Cardiff Street and Crichton Street bearing a strong similarity to those in the contemporaneous west coast of Scotland settlements of Inverary and Bowmore.
- 4.7 The Old Town - The original settlement is defined by the 'T' of the intersection of Cardiff Street, Stuart Street and Clyde Street at the Quayhead - the nucleus which forms the heart of the settlement.



Figure 4-1: Clyde Street July 2013 , PDA

- 4.8 To the west of this heart is the narrow vennel of Clyde Street which has an organic unplanned feel similar to that of an east coast fishing port. This single side street curves into the double fronted Miller Street, a linear planned street that heads to the north. Halfway up this street, projecting perpendicular is Crichton Street which runs parallel to the rocky headland. This neat Georgian terrace, overlooking Millport Bay, sits at right angles to Foul Port. The service lane to the rear of Crichton Street has subsequently become Crawford Street, extending back across Miller Street to intersect with the head of Cardiff Street.
- 4.9 Extending to the east of the Quayhead are a series of linear single sided streets – Stuart, Howard and Guildford Streets - that follow the coastal plain as far as the Garrison. These streets are linked by Cardiff, Ritchie, Churchill, Reid and Clifton Streets, but whereas the double fronted Cardiff Street has a broad urban quality and terminates in the Pont de Vue (the French Beaux Arts term for a building acting as a focal point) of Millburn House, Ritchie Street has a more organic feel of an unplanned service lane or vennel. Churchill, Reid and Clifton Streets, on the other hand, are secondary cross streets which subdivide the urban block and are addressed by gable ends and sides elevations of buildings fronting either Stuart, Howard or Guildford Streets.
- 4.10 From map analysis it appears that Howard Street was originally intended as a service lane to the Guildford Street urban block before being gradually extended towards Ritchie Street. The 1845 sketch of Millport by Captain Robinson shows Howard Street only extending as far as Reid Street. The 1856 edition of the ordinance survey map shows the second western section of Howard Street stepping north at the junction of Churchill Street. The later linear alignment of Howard Street appears to have been formalised between the 1856 and the 1895 editions of the ordinance survey map.
- 4.11 Urban blocks in the original settlement between Millburn Street and Clifton Street are small, varying in size from 54metres by 105metres at the urban block defined by Stuart Street, Churchill Street, Howard Street and Ritchie Street to 97metres by 101metres by 91metres by 118m at the urban block defined by Clyde Street, Miller Street, Crawford Street and Cardiff Street..

- 4.12 The Georgian suburban extension - Directly to the north of the original settlement, at the top of the steep embankment sloping away from the coastal plain, is the later 1830's urban extension of Bute Terrace, a shallow curved terrace of late Georgian / early Victorian villas enjoying spectacular views across Millport Bay to Little Cumbrae and the Hunterston Peninsula.
- 4.13 The original masterplan is for a series of equally spaced villas but during execution this has been subtly adjusted so as to accommodate a local fashion for Pont de Vue (something that would have been familiar to those residents from Glasgow) originally established by Cardiff Street. This helps integrate the terrace into the street pattern of the earlier planned town below. Cumbrae Parish Church, which dates from the 1830's is sensitively aligned so as to terminate the vista up Churchill Street (originally called Church Hill Street) while the villa at 24 Bute Terrace - Strahoun Lodge - is carefully composed so that the asymmetrically placed pediment of its southern elevation terminates the vista of Reid Street.
- 4.14 Clifton Street gives on to the enclosed gardens of Garrison House – the key rupture in the wall of terraces addressing Millport Bay, highly visible on the maritime approach and also marking the break between the earlier settlement on the west and later development.
- 4.15 The New Town - To the east beyond the Garrison lies what is locally referred to as Millport's New Town, the second phase of urban development along the bay from the 1840s on. This follows a similar pattern to the original planned settlement with two single sided linear streets – Glasgow and George Streets - extending to the east. At Long Point, so as to follow the geometries of Kames Bay, these linear streets kink to the north east with Glasgow Street flowing into Kelburn Street and George Street becoming Barend Street.
- 4.16 Similarly, the two linear streets are linked by a series of secondary cross streets – College, Mount Stuart, Craig, Woodlands and Kames Street.
- 4.17 George Street's more organic stepped layout is the result of similar ad hoc developments to that of Howard Street with what would have been a service lane gradually extending between Craigenross and College Street, and only later connecting to Woodland and Barend Street.
- 4.18 The Urban block in the New Town defined by Glasgow Street, College Street, George Street and Mount Stuart Street is considerably longer than the urban blocks of the original settlement though it shares their narrow block widths at College Street and Mount Stuart Street being 69metres and 63 metres respectively.
- 4.19 The Victorian suburban extensions - These two urban phases define the original extent of the Georgian planned town. Beyond these are the two enclosing wings of later linear Victorian villa development that extend to the east around Kames Bay and Marine Parade to Farland Point, and to the west along West Bay Road to Portachur Point.

Plot Pattern

- 4.20 The adjoining buildings in both the original planned Georgian settlement and the later New Town are located hard up against the pavement retaining 50 – 70 metre long narrow rear gardens to their rear. The gardens of these ten metre wide fues originally extended to the base of the steeply sloping embankment at the rear of the coastal shelf along Millport Bay. Only later do they terminate at either Howard or George Streets
- 4.21 The development of Howard and George Streets as service lanes along the backlands of the long linear feus is also accompanied by increased urbanisation and densification of the urban block. The development of buildings along these lanes includes small churches, schools, villas, tenements and service buildings such as the Baptist Chapel, the Episcopal School, the Female School of Industry and the Free Church School.

- 4.22 This incremental process is formalised by the development of the Town Hall at the corner of Clifton Street and Howard Street. The resultant feus are confused with many gardens still appearing communal to the buildings addressing either the harbour front or the embankment.
- 4.23 As with those along Cardiff, Stuart, Guildford, Glasgow and Kelburn Street the buildings on Howard and George Street are located at the back of a narrow pavement and result in largely single sided streets partially lined by buildings on their southern edge but with dense tree belts at the base of the steep embankment to the north.
- 4.24 The tree belt along Howard Street marks the base of a further series of linear feus that extend perpendicularly down the steep embankment from Bute Terrace. The tree belt occupies the base of the long formal gardens that occupy this slope in front of the late Georgian villas.
- 4.25 The feus of this first suburban extension to Millport are three to four times wider than the feus of the original planned town directly below. Bute Terrace itself is defined by a high retaining wall with the villas placed to the rear of the feu approximately eight metres in front of this wall. This allows for access from the street to the main entrances, located at either the half landing or first floor level of the villas, by either bridge or flying stair. Elevations addressing Bute terrace are meant to be read as rear elevations were as those addressing Millport Bay are intended as front elevations for purposes of display. The remainder of these large feus are set aside as gardens.
- 4.26 The feus of the later linear Victorian (and occasional Edwardian) villas extending along Kames Bay and Marine Parade to Farland Point, and along West Bay Road to Portachur Point, are different again. Here the villas are set back between 12 – 19m from the boundary wall to the street with their main, public, elevations formally addressing both street and Millport Bay. These feus are approximately 20 – 29 metres wide and 60 metres deep.



Figure 4-2: Millport Conservation Area Analysis – Landscape. See Appendix One

Open Space

- 4.27 Open space, whether by accident or design, is an important component in the character and amenity of a conservation area. This can extend to formal gardens, as found in Edinburgh's New Town, or a more ad-hoc pattern such as the former private gardens which punctuate otherwise very tight street patterns in traditional towns such as Kirkwall. Every town is different, and an assessment of such spaces is therefore essential.
- 4.28 The original planned development of Millport does not concern itself with open space *per se*; rather the key open space - Millport Bay - is gradually embraced by the developing town. Within the planned town are a series of open spaces that are integral to our understanding of the development of the settlement and contribute significantly to the special character of the Millport Conservation Area. These comprise a mixture of deliberately planned areas together with a number which were formerly private garden ground. In addition there is the esplanade and some additional areas used for leisure purposes.
- 4.29 Public spaces that are former functional open spaces include:
- Quayhead – the key urban space within the town. Once part of the old Harbour though gradually infilled. It has good spatial enclosure to the west, south and north opening onto the Old Harbour and Newtown Bay towards the east. There is a medium degree of activity frontage but limited amounts of permeability with regards to shopfronts.
 - Old Harbour and Old Pier – the Old Harbour is a B listed structure though it has been much altered since being built in the late 1800s. With boats on moorings and the ebb and flow of tides it is an atmospheric space that people congregate around. The Old Pier has a similar quality but is more open and exposed.
 - Drying Green at Bessy's Port (junction of Clyde Street and Miller Street) – a small raised lawn with random ashlar retaining walls to Clyde Street and addressed by rocky outcrops to the bay.
 - Jetty and Drying Greens at Crichton Street and Foul Port– a strip of lawn, accessed directly from the Crichton Street pavement that gives onto the fringe of rocky outcrops and rock pools around Foul Port and West Bay.
- 4.30 Public spaces that are former private open spaces include:
- Garrison House – Within the planned town is a space that is now regarded as a key formal open space but was once regarded as private, Garrison House and its grounds. There is a new multi-use games area along the northern boundary of the Garrison. The gardens also contained three hard tennis courts for use by the community
 - Grounds of the Cathedral of the Isles – the grounds of the Cathedral are spatially enclosed, and partially compartmentalised by strong tree structure planting along College Street and in the allee that provides a formal approach to the theological campus and Cathedral.

4.31 Public spaces along the main esplanade and beach comprise:

- War Memorial and Crazy Golf at Guildford Street – the dignity of the Scottish Baronial Cumbrae War Memorial is undermined by the adjacency of both the Crazy golf course and the fast food van. The rocky aesthetic of the battery wall protecting the memorial and Crazy Golf course from the sea has been picked up in the flower beds.
- Strathwherry jetty– historic stone jetty opposite the Garrison that was once used for mooring the revenue cutter, and in the inert war period used for pleasure and speed boat tours around the bay.
- Crocodile Rock – rocky outcrop at Newtown Sands painted to resemble a crocodile's mouth by retired Glaswegian architect Robert Brown in 1913 – it has been repainted in this fashion every since.
- The Leck – stone pier amongst rocky outcrop at Newtown Sands
- Kames Bay esplanade – broad tarmac pavement to the rear of Kames Bay beach and SSSI bordered by an area of grass. There is a set of toilets at the west end of the esplanade and a shelter at the mid way point.
- Marine Parade paddling pool at Kames Bay – small concrete lined interwar paddling pool at the mid-point of Marine Parade.
- Play area and model boat pond at West Bay – a broad area of lawn on what is referred to as the 25 foot beach. Built into the rocky outcrop fringe to West Bay is a disused interwar concrete boating pond structure.

4.32 Public spaces used for leisure purposes comprise:

- Marine Parade and St Ninian Street playground – large triangular lawn, open to both streets, with play equipment tucked along north edge. The space is positively overlooked by the houses of Marine Parade but is also addressed by the rear boundary walls, and out-buildings of the houses addressing Kames Bay.
- Millport Bowling Club – bordering the conservation area.



Figure 4-3: Millport Stuart Street July 2013, PDA

Circulation / Permeability - Vehicular

- 4.33 Millport is the only settlement on a Greater Cumbrae – a small island. This is a major determinant on the circulation patterns of the settlement.
- 4.34 The only route around the island – the B896 – also forms the main thoroughfare through the town. However, the reality is that there are only two places for vehicles (Cars and Busses) to go – between Millport and the Cumbrae to Largs ferry at Cumbrae Slip. There is also a secondary route to the ferry – Ferry Road or the B899 that allows more direct access than the more circuitous B896 which has to deviate around Farland Point. The bus service runs between the Quayhead, at the base of Cardiff Street, and the Cumbrae Slip. Private vehicles are limited with many day trippers leaving the car at Largs or at home. This arrangement means that traffic flows are limited or involve small numbers and tend to follow the 15 minute frequency of ferry arrivals and departures.
- 4.35 In addition the 10.25 mile long circumferential route of the B896 is relatively flat. During the summer months this appeals to both visiting walkers and cyclists – with many casual and novice cyclists, who may not ordinarily cycle but who simply want to go for a relaxed jaunt on a day out, hiring one of the purportedly 1000 bicycles available from several outlets in Millport.

Circulation / Permeability - Pedestrian

- 4.36 The layout of the planned town benefits from good permeability with a fine scale of urban blocks and streets. The small scale of the original settlement's urban blocks assists permeability and makes them readily walkable.
- 4.37 The urban block in the New Town defined by Glasgow Street, College Street, George Street and Mount Stuart Street is more problematic. Though still walkable it is significantly longer making it slightly less permeable than the urban blocks in the original settlement.



Figure 4-4: Millport Conservation Area Analysis – Key Landmarks and views

Views and Landmarks

- 4.38 Millport benefits from views into the town from across the bay particularly as Millport Bay is entered along the B896 from either Farland Point or Portachur Point. The views from Farland Point are particularly attractive as, having passed through the enclosure of dense shrubs on the cusp of Marine Parade; the skyline of Millport opens up across the bay and the Eileans.
- 4.39 Notable on the skyline are key Millport landmarks including:
- Looming over the dense tree belt backdrop to the settlement, the spire of the 'A' listed Cathedral of the Isles by the notable Victorian Gothic Revival Architect, William Butterfield. This is the smallest cathedral in the British Isles and Europe;
 - The clock tower of 'C' listed, English gothic, Cumbrae Parish Church and,
 - Sitting in front of the Cathedral of the Isles, the bell cote of the unlisted East Church.
 - Breaking through the wall of buildings around the bay are the garden grounds of the Garrison dominated by the 'B' listed Garrison House with its the 18th Century Gothick revival profile.
- 4.40 Within the town are a series of carefully structured urban views with key buildings being located so as terminate key streets
- 4.41 The most urban of these is Cardiff Street where the 'B' listed Millburn House is framed by the tenements and terraces lining this broad street. The intended Pont de Vue is slightly undermined by Milburn House being set back away from, and elevated above, the street as well as being screened by mature trees. Nevertheless this composition sets up a fashion for Pont de Vue within the original Millport planned settlement. Other examples are:
- Cumbrae Parish Church, a 'C' listed handsome, well proportioned but simple, English gothic Church dating from 1837, performs the same role for Churchill Street, effectively terminating a dense Avenue of trees. These trees are currently overgrown and could do with thinning out so as to re-emphasise the intended view.
 - Strahoun Lodge, a 'C' late Georgian villa at 24 Bute Terrace is carefully composed so that its asymmetrically placed pediment acts to terminate the vista of Reid Street though it is partially obscured by the dense tree belt.
- 4.42 Other key landmarks are:
- the unlisted Royal George Hotel with its Dutch Mansard roof and Arts and Crafts style chimney acts as an introduction to the town to those disembarking from the Old Pier and supplies a strong sense of enclosure to the Quayhead. The current appearance of the hotel dates from 1939 but analysis of historic photographs reveals that this was a re-modelling and extension of an early Georgian building that had been gradually altered since at least 1860.
 - The unlisted former Cumbrae Hotel at the corner of Cardiff Street and Stuart Street. In appearance the hotel dates from the late 1880s – mid 1890s the oriel bay projecting through the arch being a motif taken from Glasgow's Central Station Hotel by Rowand Anderson. However, from analysis of Historic photographs the three bay three storey section at the corner of Cardiff Street addressing the Quayhead is older dating from at least the 1860s. The hotel was converted into flats in the mid 1970s.

Activities and Uses

- 4.43 Millport is unusual in Scotland's Central Belt in being the major, and indeed only, settlement on a small island. This has a major influence on the settlement's activities and uses.
- 4.44 A further factor is the unusual nature of circulation on Great Cumbrae – the B896 forming a single closed loop around the island, aligned with a ferry link bringing buses, cars, cyclists and pedestrians at 15 minute frequencies.
- 4.45 The combination of limited and predictable traffic flows, relaxed cyclists and pedestrians all occupying the same space is unusual in both Scotland and Britain. It is particularly pronounced on the Stuart Street, Guildford Street and Glasgow Street promenade where the relationship of shops, cafes, restaurants and pubs to the beach has the benefit of making for good integration of vehicles, cyclists and pedestrians. This mix – and driver expectations that pedestrians might step out into the street without warning - keeps traffic speeds slow. The result is that in many ways Millport is a good model for the Scottish Government's Design Streets policy.
- 4.46 Although Millport is readily accessible to the Scottish mainland, the number of visitors increases significantly during the summer months. However, Millport's ready accessibility can be a double edged sword for numbers of day visitors - if the weather is bad day numbers decline, conversely if it is good visitor numbers spike.
- 4.47 There are significant differences in activity levels throughout the day with intense activity involving visitors and shoppers from circa midday to 5:00pm after which visitor numbers fall back as people head for home via the ferry. Weekends and public holidays throughout the summer months also witness increased levels of activity.
- 4.48 The combined nature of a rural island economy and a small resort town on an island within close proximity to the mainland and a large conurbation also determines uses within Millport.
- 4.49 A tourism based economy means that shops, cafes restaurants, pubs and food outlets within the conservation area cater to the demands of short stay day trippers with many closing particularly early, even at the height of the season, as day trippers return to the mainland via the ferry.
- 4.50 Though hotels and short lease holiday apartments are scattered along the waterfront throughout the conservation area, given the short journey times back to the mainland many visitors opt for a day visit.
- 4.51 This combined with the onset of cheap package holidays to locations with guaranteed sunshine has led to a decline in the traditional 'doon the watter' holiday and families staying for the fair fortnight. This in turn has led to a decline in turnover for hotels resulting in closures and conversion into flats or holiday apartments. The loss of rooms and longer staying guests has had a detrimental effect on the local economy with a curtailing of income – an overnight visitor generates twice the revenue of a day tripper.
- 4.52 The diminishing of revenue from tourism is compounded by accessibility of Millport to the mainland and the attractiveness of supermarkets at Largs to local residents. This has led to the closure of a range of local shops with the loss of butchers, fishmongers and bakers. Unlike many other similarly sized towns, the vacant retail floor space has been absorbed through conversion to residential use. While this may mean that Stuart Guildford and Glasgow Streets do not suffer from the visual impact of large numbers of vacant shops, the shopping parade is getting thin and patchy. Glasgow Street, in particular, is suffering with very few shops, cafes and food outlets remaining.

- 4.53 Uses also change according to the location of the street. For example the harbour facing streets - are dominated by retail, restaurant, cafe and pub uses, or residential at ground level and with hotels, short lease apartments or flats above. In contrast the streets that address the embankment are a mix of smaller scale residential use and occasional light industry or service uses (mechanics, builders' yards, bus and council vehicle servicing depots).
- 4.54 Various events are held to generate visitor numbers and revenue including the Country and Western Festival in September and the Millport illuminations at the September weekend. These festivals are focused on the Quayhead, promenade and the grounds of Garrison House.
- 4.55 There are other uses on Great Cumbrae include agriculture, the SportScotland national centre Cumbrae for watersports, and the Scottish the University Marine Biological Station.

Architectural Character

- 4.56 Millport has two main architectural characters according to age and location in within the outstanding conservation area. Two styles predominate – Georgian and late Victorian though there are occasional Edwardian tenements and villas.
- 4.57 The earliest buildings are grouped in the urban blocks around Cardiff Street and the Quayhead though most of the buildings facing on to Cardiff Street or the Quayhead have themselves been comprehensively re-developed over the two centuries since the establishment of the original settlement.



Figure 4-5: Georgian Terrace 12- 28 Crichton Street July 2013, PDA

- 4.58 The earliest remaining vernacular buildings are to be found on Clyde Street. There is historic map evidence for buildings lining Clyde Street from a 1772 map of Greater Cumbrae by John Home. Many of the buildings have been redeveloped or altered but it is possible that 16, 17, 19 and 21 Clyde Street are original single storey fisherman's cottages even if their roofs have been altered in the late 19th Century as a result of an initiative by the Marquis of Bute to create additional floor space for holiday lets so as to provide further income for island families.

- 4.59 The 'B' listed buildings at 12 – 28 Crichton Street form the best remaining example of Georgian terrace in Millport. However many of these houses have suffered from small scale but incremental changes since the early 1970s. These have reduced the overall architectural integrity and value of the terrace. Rather than uniformity of appearance there is a mix of stucco, cement render and pebble dash harl. All the traditional sash and case windows have been replaced with UPVC windows with differing styles of opening mechanisms and proportions of glazing bars thereby further undermining the former uniformity of the terrace. No. 12 has significant problems to roof, building fabric and windows. It is on the Buildings at Risk Register for Scotland.
- 4.60 Another example of a relatively intact Georgian terrace of townhouses and tenements is nos 10, 11, 12 and 13 Kelburn Street in the New Town.
- 4.61 Many of plots in the original settlement and the New Town have been completely redeveloped during the late Victorian and early Edwardian era. Good examples of redeveloped plots include the aforementioned Royal George Hotel and Cumbrae Hotel. Other late Victorian mixed use tenements of note include 20 – 22 Stuart Street (Family Amusement Centre) 27 – 29 Stuart Street (On Your Bike).
- 4.62 Examples of Edwardian tenements on redeveloped plots can be found at 20 – 27 Guildford Street (dating from 1904 –06), and a harled Edwardian tenement with red sandstone trims at 26 – 27 Kelburn Street in the New Town.
- 4.63 Good examples of late Georgian villas include the 'B' listed Millburn House and many of the villas set below Bute Terrace including the 'C' listed Fairlie, Seaview, Springfield and Strahoun Lodge. The front elevations of these villas face towards Millport Bay and have simple symmetrical Palladian details such as the pediment and dentals on Strahoun Lodge. However, many of these villas have been extended, altered and subdivided with new porches and unsympathetic replacement glazing.
- 4.64 The two enclosing wings of later linear Victorian villa development that extend to the east around Kames Bay and Marine Parade to Farland Point, and to the west along West Bay Road to Portachur Point contain a wide variety of styles. These villas embody the Victorian delight in historic eclecticism and display. A good example is the 'B' listed Eastwood at 9-10 Marine Parade. This semi-detached villa is notable for its exuberant three storey bowed bay windows with decorative cast-iron balconies wrapping round the bays at first floor level. Many of these houses have been altered internally and Eastwood is no exception – it now contains six houses.
- 4.65 The best of the Georgian buildings is the 'B' listed 18th Century Gothick revival Garrison House which was one of the homes of both the Earl of Glasgow and the Marquis of Bute. The house has been much altered and extended since the early 19th Century but always in a sympathetic manner.
- 4.66 The building of highest architectural value within the Outstanding Conservation Area is the 'A' listed Gothic Revival Cathedral of the Isles and Episcopal College. Begun in 1849 and consecrated as a cathedral in 1876 it is by the architect William Butterfield, one of the greatest and most original designers of Gothic Revival. Though unfinished the complex appears much grander than its actual size. The interior, particularly chancel and sanctuary, contains rich polychromatic tiles, stained glass and stencilling. The Cathedral and college is now largely obscured by the dense tree belt at the base of the embankment to the south of George Street but once loomed over the Garrison grounds.
- 4.67 The most prominent post war buildings are the Catholic Church – Our Lady of Perpetual Succour – dating from 1958 and in a diluted interwar Swedish modern style by the architect Robert Rennie and the 1962 public toilet and office block at the Old Pier. The Ritz Cafe at 26 Stuart Street is an increasingly rare example of an unaltered 1960s cafe interior.

- 4.68 There are several contemporary buildings within the conservation area including two Modernist infill houses – 6 Clyde Street from 2003, and semi detached 16-18 Ritchie Street from 2006 designed by architect David Boyle – both of which comprise interlocking volumes, terraces, pitched roofs and panels of dry dash render and timber.
- 4.69 There is extensive evidence of endemic unsympathetic introduction of UPVC windows, doors and rainwater goods throughout the Millport Outstanding Conservation Area.

Public Realm

- 4.70 There are few fragments of the original Georgian early street fabric and the occasional example of the late Victorian Public realm. There are examples of cast iron lamp standards at the Old Pier and Quayhead. Victorian cast iron handrails to the Old Harbour and Newtown Sands. There are also relics of whin setts along Clyde and Miller Streets and natural stone paving behind 9 Quayhead.



Figure 4-6: Stuart Street and Sea Wall July 2013, PDA

- 4.71 There is a good example of interwar public realm – the embankment wall of 1929 when the Prom was rebuilt and extended into the bay, allowing for the widening of Stuart and Guildford Streets. The wall was restored and the promenade upgraded with the help of funding from the then European Economic Community further to a serious storm in January 1991 which left both road and embankment badly damaged. However, the original interwar lamp standards are missing – doubtless victims of a storm surge. The post war lamps – crowned with a crenellated heraldic shield motif – remain in good condition and are used for the Millport's illuminations. The original 1860s sea wall was uncovered during the upgrading of Millport's sewage system in 2003-4.
- 4.72 The 1991 public realm of brick paviors along the promenade is well maintained with recent seats and other street furniture.

- 4.73 The pavements in front of the buildings and shops on Stuart, Guildford, Glasgow and Kelburn Streets is made up of concrete paving slabs. Elsewhere the pavements are tarmac. Those to the promenade are in good condition while those at the Quayhead have been badly patched by repairs.
- 4.74 The main urban space within the settlement is the Quayhead at the junction of Cardiff, Clyde and Stuart Streets. Though occasionally referred to as Quayhead Square this is an irregular organic space with a poor public realm which nevertheless benefits from good enclosure and outlook.
- 4.75 This is a key node within Millport's town centre but its potential is under exploited. It is currently little more than a bus turning circle while the largest public structure within the space is the bus shelter.
- 4.76 The adjacent harbour is 'B' listed and picturesque. Given the proximity of the Quayhead to the harbour people are clearly attracted to it, sitting on quay walls enjoying a view over harbour and fishing boats. It's the obvious place to establish a small market or encourage pavement cafes.

Building Materials - Traditional

- 4.77 As might be anticipated, given the historic nature of the majority of the properties in central Millport, traditional building materials predominate:

Stone - The predominant building material in the Millport conservation area is stone. The majority of blonde sandstone appears to have been sourced from local quarries. Examples of the use of Ballochmyle stone date from the early 1900s. These include the tenements at 20 – 27 Guildford Street as well as the townhouses at 1- 6 Kames Bay. In the case of the early Georgian villas, townhouses and tenements this stone has been reserved for key features such as quoins, architraves and doorframes.

Render - Many of the older Georgian buildings along Clyde, Miller and Crichton Street and more occasionally on Stuart and Guildford Streets are composed of local stone that has then been stuccoed and limewashed. However, most if not all of the current render will be 20th century cement render which is causing problems by trapping moisture internally and not allowing buildings to breath. The dressed stone window and door margins are typically painted. 16 Guildford Street is an example of where the original stucco has been removed exposing the random rubble substrate.

Several of the stone buildings have been linostoned the most prominent of which are 20 – 22 Stuart Street (Family Amusement Centre) 27 – 29 Stuart Street (On Your Bike).

Slate – The majority of buildings within the conservation area are roofed in Ballachulish slate. There are several exceptions, including the East Church which has recently been re-roofed in Spanish slate and more recent buildings including 4a, 8a and 8b Churchill Street and 9 Ritchie Street, which have utilised Chinese slate..

Cast Iron – The conservation area benefits from having fragments of good cast iron from the late Victorian and Edwardian eras remaining in situ particularly external stair balustrades and gates to the villas along Bute Street. The cast iron columns in the bowed bay windows of Eastwood (9-10 Marine Parade), combined with bracketed cast iron balconies, are particularly interesting. There is historic photographic evidence of extensive cast iron cresting to the former Cumbrae Hotel and 4-5 Quayhead.

Building Materials - Modern

- 4.78 Though not of consideration in the designation of the conservation area many modern materials are having a detrimental impact upon its special character and our appreciation of it. These include:

UPVC – The majority of buildings that make up the conservation area have had their traditional timber sash and case windows replaced by UPVC windows – this is endemic. These have differing proportions of opening lights, varying opening mechanisms and sizes of glazing bars. UPVC replacement front doors are fewer but not infrequent. Many cast iron drainage pipes and gutters have also been replaced by UPVC equivalents. Several new build properties within the conservation area have UPVC eaves and fascias in addition to downpipes and gutters – this is a development that has also affected several of the older properties.

Aluminium – though not as frequent as UPVC there are instance of buildings and shopfronts with replacement aluminium windows.

Concrete or Fibre Cement slate roof tiles – Though sympathetic and contextual the modern interventions at 6 Clyde Street and 16 – 18 Ritchie Street have been roofed in fibre cement roof tiles that have been modelled to have a similar appearance to slate though without the natural characteristics such as tone, texture and markings. There are occasional examples of more historic built fabric where traditional slate roofs have been replaced by concrete roof tiles.

Roofing felt – certain buildings have had replacement felt roofs in flat roof areas that would formerly be sheathed in lead. There is one instance of a new roof that has been faced with felt roofing tiles.

Brick – there are instances of alterations to historic masonry fabric being executed in brick though it tends to be in buildings such as garages and outbuilding within backland areas, or at the base of several more modern buildings that are otherwise rendered. Brick has also been used as a public realm material along the esplanade.

Cast stone – many of the more recent new buildings in the conservation area use cast stone in an attempt to mimic the stone of the adjacent historic built fabric.

Roughcast or pebbledash – a significant number of the Georgian buildings within the conservation area have had their stucco replaced with roughcast or pebbledash though this is not contemporaneous to the age of the buildings or indigenous to the conservation area.

Cementitious render – several of the new buildings in the conservation area coated in cementitious render systems.

Asphalt – all the roads in the conservation area have been asphalted during the course of the latter half of the 20th century. This, combined with road markings, has had a profound impact on the appearance of the conservation area. Formerly the conservation area would have been dominated by a mix of compacted dirt or tarmacadam roads with a verge of whin setts – many of which can still be seen at the edges of asphalt roads in the original settlement.



Figure 4-7: 7 Miller Street July 2013, PDA

Condition

4.79 In general there is a high degree of occupation of buildings - either as owner occupier or as holiday lets - and adequate maintenance within the conservation area. There are instances of a need to bring forward or increase routine maintenance. Though the bulk of the building stock is in good repair there are buildings that would benefit from urgent repair, four of which are on the Buildings at Risk Register for Scotland:

- **12 Crichton Street** – a B listed two storey, 3 bay Georgian townhouse from the late 18th century which has significant problems to roof, building fabric and windows, and there may be structural issues.
- **7 Miller Street** – an unlisted, flat roofed 3 bay single storey building. It is currently boarded up, unmaintained and in poor condition.
- **The East Church on Glasgow Street / George Street** – an unlisted but prominent local landmark dating from 1857. The Church halls fronting onto George Street are abandoned with the rear half of its roof in poor condition. There are possible structural issues at the wall head facing George Street. The bell cote above the south gable of the former Church has lost its louvers and the tracery within the lancet arch housing the bell is missing.
- **The Garrison Stables, 3 Clifton Street** – ‘B’ Listed former stable blocks that sits within the curtilage of Garrison House. Two buildings interlock to form the larger courtyard.

4.80 As part of the survey of the conservation area a further series of potentially problematic buildings were identified:

- **The Town Hall** – an unlisted building at 5 Clifton Street. Dating from 1878 this is a key building for the community. Seven of the nine lancet windows on the hall's first floor are boarded up. The wall head to the east elevation has been subject of repair and the pitched slate roof is in poor condition.

- **The Public Toilets at the Quayhead** – a predominantly single storey building rising to two storey pavilion in the centre of the plan. Of brick construction with concrete trims and cope. Adjacent to the Quayhead the toilets are located at a key node between town centre and pier but are in poor condition with the offices on the first floor appearing vacant.
 - **2 Clyde Street** – a small out building at the back of 1 Cardiff Street / Minstrels Restaurant. The roof of this building is in poor condition with loose slates and gutters. The render is also in poor condition. It does badly let down Clyde Street.
- 4.81 In addition there is a further building that, though it is in reasonable condition, merits attention due to loss of original architectural detail:
- **1 to 6 Stuart Street** – the unlisted former Cumbrae Hotel. Prominently sited at the corner of Cardiff Street and Stuart Street, it overlooks the Quayhead. The building was converted into flats in the 1970s. It appears that the architectural detail, including architraves, pilasters and pediments, has been removed from the west half of the building. Analysis of historic photographs indicates that the western part of the building is the original extent of the hotel – the eastern half being a late 1880's extension. Therefore it maybe that the details were pegged onto the earlier stone facade (so as to tie it into the more fashionable aesthetic of the extension) making them vulnerable to lose.
- 4.82 Finally there is a further potential priority building:
- **Cumbrae Parish Church** – dating from 1837 this 'C' listed handsome, well proportioned but simple, English gothic Church on Bute Terrace is the oldest church in Millport and performs a key role in the townscape being the Pont de Vue for Churchill Street. The clock tower of the church is also very prominent on Millport's skyline. The church is at risk of redundancy with the congregation preparing plans and securing planning permission in principle for a new church on land behind Millport Primary School. The reason for this development are fabric repairs required to the church with the roof leaking badly and the wall head showing signs of bowing.
- 4.83 Additional information about these buildings can be found in the appendix.

Townscape Details

- 4.84 There are a number of architectural details and construction materials found throughout the conservation area which make a contribution to the special character and appearance of the town:
- **Windows** – some of the principal buildings retain their original windows. These include the Gothick revival timber opening lights at 'B' listed Garrison House (which are possibly a later interpretation by the Arts and Crafts Architect Robert Weir Schultz – the appearance of the windows alters between the 1880s and 1910), the leaded lights at the 'C' listed Cumbrae Parish Church and the stained glass windows at the 'A' listed Cathedral of the Isles. There are also examples of domestic Stained Glass by Daniel Cottier (Strahoun Lodge) and Oscar Paterson.
 - **Doors** – many of the original panelled timber doors survive to both domestic and commercial premises.
 - **Rainwater Goods** – many buildings within the conservation area retain original or early cast iron rainwater goods.
 - **Slate Roofs** – the majority of buildings within the conservation area retain their original Ballachulish slate roofs.

- **Decorative Cast Iron** – Good examples of gates and balustrades to external stairs can be found along Bute Terrace including the gates to 10 Bute Terrace. There are other examples of external stair balustrades at Miller, Howard and George Streets. There are cast iron columns in the bowed bay windows of Eastwood (9-10 Marine Parade), combined with bracketed cast iron balconies. The Cathedral of the Isles benefits from both decorative leadwork and imaginative decorative cast iron. There are good examples of cast iron finials surviving including one surmounting the archway to the Garrison stable block, and others along West Bay and Marine Parade.
- **Boundary walls, Gateways and Gate piers** – Good examples of boundary walls and gothic Gateways can be found at both the Cathedral of the Isles and at Garrison House – these may have involved William Butterfield who was commissioned by the Earl of Glasgow to carry out work at both sites. There are early Thomsonsque gate piers in the boundary wall to the large Thomsonsque villa at 10 Bute Terrace. Similarly there are intact boundary walls and gate piers to many of the villas along West Bay and Marine Parade.
- **Dormers and Pediments** – many of the surviving Georgian terraced houses and small tenements along Stuart, Guildford, Glasgow and Kelburn Streets have retained their dormers and pediments. These vary in design from round to bowed and chamfered bay with pedimented and hipped roofs, to simple pedimented dormers often arranged in a symmetrical manner. The most prominent pediment is on Strahoun Lodge at 24 Bute Terrace. Many of later Victorian villas along West Bay and Kames benefit from asymmetric and picturesque arrangements of dormers, often linked to bay windows below. Form analysis of historic photographs it is apparent that many of these benefited from elaborate barge boards. There are further examples of dormers in late Victorian tenements such as those at 27 – 29 Stuart Street.
- **Chimneys** – many of the original chimneys remain on the buildings within the conservation area. The most striking examples are the octagonal chimneys on Garrison House which add much to the romantic gothic revival profile of the building. Butterfield's careful asymmetric composition of chimneys on the college buildings adjoining the Cathedral of the Isles are also of note.
- **Shopfronts** – Many original timber window frames and fascias remain. Examples of traditional awnings can still be seen on Stuart, Guildford and Glasgow Streets, with several intact fascias containing awning mechanisms that no longer appear to be in use. The best surviving example of a shopfront is the stationers and vintners at 1- 6 Stuart Street.
- **Street furniture** – There are occasional examples of Edwardian Street furniture including a fire hydrant at the junction of Miller and Crichton Streets. The post war street lighting columns – crowned with thistle motif - are still present along the promenade. Most of the current street furniture including the benches along the promenade and at Crichton Street dates from the EEC funded works of the early 1990s. Unusually for a Scottish town the conservation area benefits from remarkable little traffic and street signage with no pedestrian barriers.
- **The water and tides of Millport Bay** – the changing surface of the water in Millport Bay, the quality of light reflecting off it and the smell of salt water, forms a major characteristic of the conservation area.
- **The boats and ships** – the movements, numbers and types of boats – pleasure craft, ferries and small fishing or work vessels - moored in the bay, tied to the old Pierhead or beached in the old harbour, add to the character of the conservation area.

Landscape and Trees

- 4.85 The backdrop of Millport is dominated by a variety of large, mature trees, particularly along the eastern flank of the valley that forms Kames Bay and the headland of Farland Point. The embankment on the western flank of the Kames Bay valley is smaller but similarly wooded that passes behind Millport Primary School and connects up with the specimen planting along the top of the embankment defined by Bute Terrace.
- 4.86 There is strong structure planting in the grounds of the Cathedral of the Isles. This includes an allee extending from entrance gateway on College Street up the flights of stairs to the terraces upon which the theological complex sits. A tree belt along the College Street edge of the Cathedral grounds also extends along the base of the embankment to the north of Our Lady of Perpetual Succour. Contained within this tree belt is dense deciduous planting, possibly windblown, on what would have been the grounds of the former St Andrew's Home – the centre for the treatment of tuberculosis. This extends across the embankment to the former Free Church Manse, now Mansewood Nursing home, and the Craig-En-Ros Road. To the east of the Craig-En-Ros Road is a further belt of mature trees that extends along George Street before heading to the north west along the boundary between the cul-de-sac and the former Gas Works. These trees are protected by a Tree Preservation Order.
- 4.87 At the base of the embankment addressing Howard Street there is a dense belt of trees associated with the properties and feus of Bute Terrace. These trees are probably mature specimen trees that, no longer being pollarded – as would have been the Victorian fashion - have grown into tall dense canopies overhanging Howard Street. This tree belt extends back up the embankment in the form of an allee which forms a pedestrian extension to Churchill Street thereby linking the lower town to Cumbrae Parish Church and Bute Terrace. These trees are protected by a Tree Preservation Order.
- 4.88 There is a notable Scots Pine within the private front garden of 11 Bute Terrace that is prominent on the skyline particularly given its adjacency to the clock tower of Cumbrae Parish Church. There are a series of mature trees within the garden of Garrison House that also begin to screen the eastern and western flanks of the house. These trees in combination with the wooded embankment behind the primary school form an effective counterpoint to the large open fields that flow down the valley towards Newtown and Kames Bays. There is a further outcrop of mature specimen trees in the garden of the former Elmbank Villa which one occupied the feu where there are now four sheltered houses.
- 4.89 Trees within the Conservation Area are protected by the Town and Country (Scotland) Act 1972, as amended by the Town and Country Planning (Scotland) Act 1997. North Ayrshire Council must be given six weeks' notice of the intention to cut down or carry out work on a tree in a conservation except in the circumstances prescribed by planning legislation. Failure to give notice renders the owner liable to the same penalties as for contravention of a Tree Preservation Order (TPO). There are two Tree Preservation Orders (TPOs) within the Conservation Area. The first is the belt of trees that form the southern boundary of Howard Street while the second extends away from George Street along the back of the Craig-En-Ros Road cul-de-sac.

Biodiversity and Ecology

- 4.90 TKames Bay was designated as an SSSI as it is the only example of a shore dominated by sand on Great Cumbrae. It is classed as the classic Scottish site for the study of intertidal marine biology, having contributed more to the understanding of marine biology than any other stretch of beach in Scotland. The bay represents the seaward extension of a geological fault line and the rocks on the western side of the bay are composed of old red sandstone and sandstone conglomerate, whilst the eastern side of the bay is of lower Carboniferous origin.

Public Art & Lighting

- 4.91 There are few examples of Public Art or sculpture within Millport. The key example is the War Memorial to the fallen of the First World War which was unveiled on Guildford Street in 1922. The war memorial, executed by Robert Gray Sculptors of Glasgow is in a Scottish Baronial style reminiscent of a Mercat Cross and influenced by the style of Sir Robert Lorimer - the key Scottish architect for the War Graves Commission. The memorial incorporates corbel heads of soldiers, as well as a lion finial. It is similar to those in Newton Mearns and Govan. Further research is required to establish authorship. The war memorial was surrounded by railings but these were removed in 1936. The current railings are a more recent innovation. The proximity of the Crazy Golf course to the Memorial is unfortunate.
- 4.92 The other prominent example of Public Art is the reoccurring crenellated heraldic shield motif in the lamp standards that provided the street lighting along the promenade. The standards are also used as the armature for the Millport illuminations that occur annually in late September

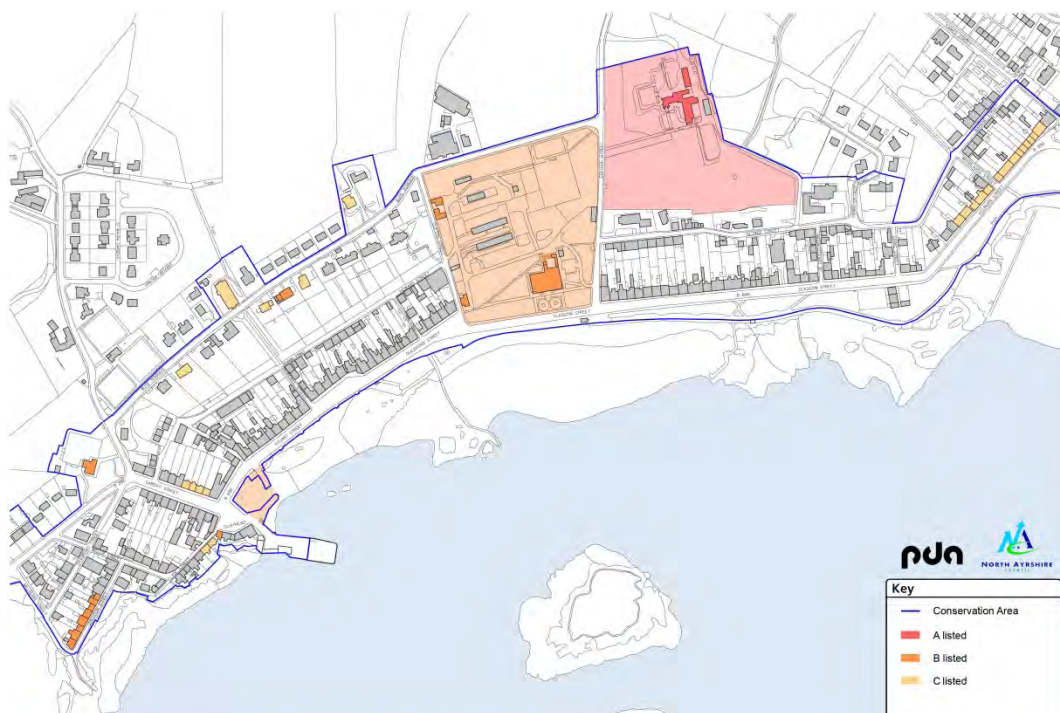
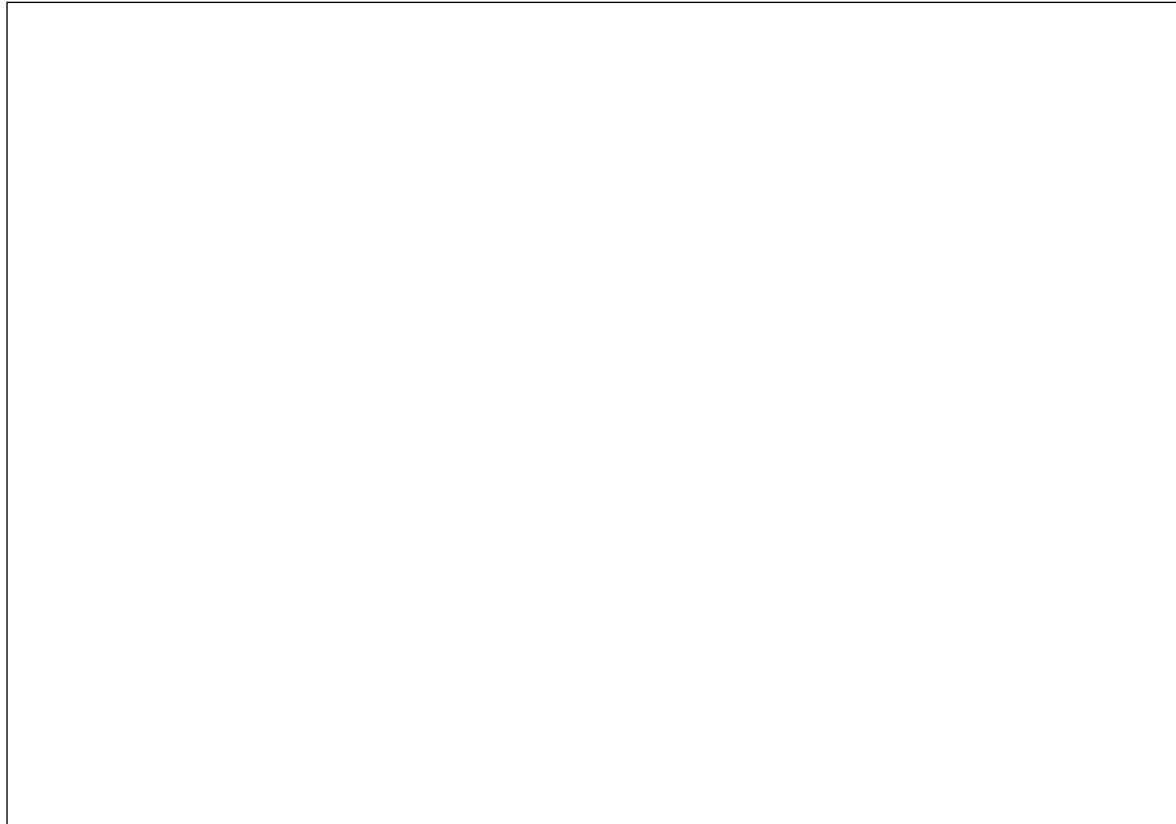


Figure 4-8: Millport Conservation Area Analysis – Listed buildings

5.0

CHARACTER APPRAISAL





5.0 CHARACTER ASSESSMENT

Listed Buildings

- 5.1 An important part of the character assessment of a place involves an evaluation of its buildings stock and the identification of key buildings that make a valuable contribution to the urban form, character and appearance of a conservation area.
- 5.2 There are currently 17 listed buildings within the Millport Outstanding Conservation Area, 1 at category 'A', 5 at category 'B' and 11 at category 'C'. The third category is confusing; however, as several Georgian terraces are collectively listed. So for instance the 'B' listing for 12 – 28 Crichton Street covers eight properties while the 'C' listing for 6 – 25 Kelburn Street covers 14 properties. While the buildings comprising these terraces may be contemporaneous in date, their varying details and proportions reveal them not to be the work of a single author.

Additionally the conservation area has lost a major 'A' listed building – the United Presbyterian Church of 1878 on Bute Terrace. This had an important interior by the Victorian interior designer Daniel Cottier but the disused church was badly damaged by a falling tree during a winter storm in 1998 leading to demolition in 1999. Nevertheless the broad range of listings reflects the spread from national to regional to local importance of the architecture within the conservation area.

- 5.3 The following are examples of listed buildings which contribute positively to the townscape and appearance of the conservation area:

The Cathedral of the Isles. Listed Category A. Commissioned as an Episcopalian theological college by the Hon. George Frederick Boyle, the 6th Earl of Glasgow and built between 1849 and 1851 by the notable Victorian Gothic Revival Architect, William Butterfield. The refined gothic structure is the smallest cathedral in the British Isles and Europe. Butterfield was a superb designer and the cathedral is no exception – having a scale and presence much larger than its actual size. Nevertheless the dense tree planting on the lower slopes of the college grounds are currently obscuring the visual impact of the campus which in Victorian times dominated Millport. The spire remains the key feature on Millport's skyline.

Garrison House. Listed Category B. The Garrison takes its name from the original house and buildings on the site erected by Commander Andrew Crawford in 1745 upon land leased from the Earls of Glasgow – reputedly the only payment required was a rose every 11th July. These were replaced in the later 18th century by a more refined residence before being acquired and enlarged by the 4th Earl of Glasgow in 1819. The house was subsequently altered by successive generations of the Boyle family (including reputedly by William Butterfield while working on the Cathedral of the Isles) before being sold to the 3rd Marquis of Bute by the Hon. George Frederick Boyle, the 6th Earl of Glasgow when he faced financial difficulties in 1888. From 1896 - 97 the house was further enlarged by the Arts and Crafts Architect Robert Weir Schultz who was commissioned by the Dowager Duchess to extend the upper floor of the house and refit the library. Schultz also designed the sunken garden between the house and Glasgow Street for the Dowager Duchess.

From 1948 onwards the house was used as public offices for the town. However, in 1997 it was vacated by North Ayrshire Council and in 2001 was badly damaged by fire. With financial assistance from Historic Scotland, North Ayrshire Council, Argyll and Islands Enterprise, and managed by a local development company – the Cumbrae Community Development Trust - the house was re-opened in 2006 having been restored, for circa £6 million, as a new Medical Surgery, Museum, Library, offices and cafe for the Millport Community by Lee Boyd Architects.

Millburn House. Listed Category B. Reputedly built by Captain James Miller. The house takes its name from the old Mill Burn which still runs through the grounds before entering into a culvert under Crawford Street. A simple two storey 3 bay Georgian villa it is painted white with dressing and window surrounds picked out in black. The building acts as the Pont de Vue for Cardiff Street setting the fashion for this within the original settlement.

Cumbrae Parish Church. Listed Category C. Dating from 1837 this handsome, well proportioned but simple, English gothic Church is the oldest church in Millport. Part of its stone fabric incorporates elements from an earlier church of 1805 at Kirkton which the congregation had already outgrown. The clock tower of the church addresses a steep avenue of trees, and acts as the Pont de Vue for Churchill Street thereby performing a key role in Millport's townscape.

12 – 28 Crichton Street. Listed Category B. Dating from the late 18th century collectively these eight Georgian two storey and attic, 3 bay townhouses with dormers form the best example of an original Georgian terrace within Millport.

Strahoun Lodge. Listed Category C. Built in the late 1830s the pediment on the south elevation of this subsequently enlarged and subdivided late Georgian villa acts as the Pont de Vue for Reid Street.

Eastwood, 9-10 Marine Parade. Listed Category B. The best preserved example of a late Victorian villa in Millport, this semi-detached villa is notable for its exuberant three storey bowed bay windows with decorative cast-iron columns with bracketed balconies wrapping round the bays at first floor level

UNLISTED BUILDINGS

- 5.4 There are also key unlisted buildings which make a positive contribution to the character and appearance of the conservation area. Many of these buildings act either to unify the townscape of the Victorian holiday resort or give a flavour of the wealth of Millport during the Victorian and Edwardian eras. These buildings include:

1 to 6 Stuart Street - the unlisted former Cumbræ Hotel. Prominently sited at the corner of Cardiff Street and Stuart Street, it overlooks the Quayhead and forms a key part of the townscape of Millport. Analysis of historic photographs indicates that the western part of the building is the original extent of the hotel – the eastern half being a later 1880's extension. The metropolitan style of the building – the oriel bay projecting through an arch motif is derived from Rowand Anderson's Central Station Hotel in Glasgow – gives an idea of the aspirations of the then owners. This was one of the first hotels to be opened in Millport. As well as the hotel bar – which occupied the corner overlooking Cardiff and Stuart Streets – the building contained a bazaar, a fruiterer, and a butcher. The dining hall extended along the full extent of the first floor extension and opened onto a dance hall at the rear – making it a popular venue for weddings.

The Royal George Hotel – sitting out on the pier and addressing the Quayhead, this unlisted hotel is one of the most prominent buildings in Millport. Its Dutch Mansard roof and broad stepped chimney give it an Arts and Crafts appearance and are clearly intended to establish the comfortable air of a resort town, but are in fact a 1939 remodelling of an earlier Georgian building by the architect Thomas Noble Southorn, who had studied at Glasgow School of Architecture in 1913-14, and worked in Manchester prior to returning to the Glasgow practice of Frank Southorn & Orr upon his father's death. Southorn's English experience may help explain the character of this building.

East Church - an unlisted but prominent local landmark dates from 1857 and is the result of the upheaval of the 'Disruption' of 1843 – it survives as a record of the impact of this event on the peoples of the town. In Millport the Rev J Drummond left the Established church to form the 'Free Church' which met in buildings in Churchill Street directly below the Parish Church. The East Church was later built, at a cost of £2,250, to accommodate the congregation on a site gifted by the 6th Earl of Glasgow. The bellcote above the south gable of the Church is prominently sited on the Millport skyline being located directly in front of the spire of the Cathedral of the Isles when viewed by those rounding the bend of the headland at Farland Point. The Church is possibly by the architect Campbell Douglas who had several Free Church commissions at this date including the Scots Gothic Briggate Free Church in Glasgow and the tall-spired North Leith Free Church.

Millport War Memorial – prominently located on Guildford Street the war memorial is in a Scottish Baronial style with Lion Rampant forming the capital to a free standing column arising from a crenellated octagonal base on whose elevations are carved the names of the fallen. The monument is reminiscent of a Mercat Cross and influenced by the style of Sir Robert Lorimer - the key Scottish architect for the War Graves Commission. Further research is required to establish authorship.

Our Lady of Perpetual Succour – though tucked out of sight between the Cathedral of the Isles and the back of the urban wall of Glasgow Street this unlisted church is important because it reflects the increasing proportion of Catholics amongst Great Cumbrae's population in the post war years. This was partially the result of the evacuation during the war of Pollokshaws Catholic School to Millport. The children and their accompanying parents gave rise to a congregation of circa 300. Though many left after the war the church of 1958 was built to accommodate this congregation. The church with prominent bell tower and porch is in a diluted interwar Swedish moderne style by the architect Robert Rennie.

The Ritz Cafe at 26 Stuart Street – though not a building per se the unaltered 1960s cafe interior with its jazzy moderne style and the graphic colours of the Formica trims is an increasingly rare example of a 1960s retail interior. This popular cafe adds to the nostalgic appeal of Millport harking back to the resort's 'Doon the Watter' post war heyday.

Character Zones

5.5 The appraisal has identified three character zones within the conservation area, each occupying approximately a third of the total area:

- The core of the town comprising contiguous buildings, rising from the back of the pavement, of both the original settlement around the Quayhead, Cardiff, Clyde, Stuart and Guildford Streets and the New Town extending towards Kames Bay.
- The grounds of the Cathedral of the Isles and the Garrison, providing a spacious and very different open centrepiece to the town.
- Behind the esplanade and historic core, a series of detached villas set back from the street within spacious gardens.

The feu pattern, architectural vocabulary, and level of open space in each combine to create a distinct identity, albeit one that perhaps blurs around the edges. In assessing any development proposals, it will be important to ensure that each reflects the specific character of each zone.

Gap Sites

5.6 Millport is fortunate enough to have remarkably few gap sites within its built fabric with only two major ones noted that detract from the character of the conservation area.

5.7 The most prominent gap site is at the junction of Cardiff and Crawford Streets. This site resulted from the mid-seventies demolition of two small cottages which would have occupied the plots at 35 – 37 Cardiff Street. Local sources suggest that the cottages were in poor condition. This has allowed the radiused corner of the junction of Cardiff and Crawford Streets to be increased and sight lines improved. Given that the remainder of Cardiff Street has been comprehensively overhauled by Cunninghame Housing Association, it looks as though the demolition may have been prompted by road engineering improvements to the B896. The gap site has been landscaped with a large flower bed placed as a chord across the radius while the remainder of the space is covered with concrete paving slabs. The demolition has given the now exposed gables of 33 Cardiff Street and 2 Crawford Street undue prominence within the townscape.

5.8 The second site sits between 18 and 14 Miller Street and extends towards the side of 6 Crawford Street. Combined with the now derelict 18 Miller Street this gap site, with overgrown weeds, abandoned equipment and heras fencing, has an air of neglect about it that makes for a negative contribution to the conservation area and on Miller Street in particular – a street which at the time of writing is suffering from a downturn in property values.

Archaeological Resources

- 5.9 There has been no systematic archaeological investigation to determine the condition and extent of any surviving archaeological remains within Millport conservation Area. In addition to the possible archaeological remains associated with the present 18th century planned town, it is also likely that the western end of the town around Foul Port may contain further archaeological remains associated with earlier Viking occupation. Such remains could provide important information not only on the early origins and development of Millport, but also regarding the development of the early Scotland as well as the impact of the Scottish Enlightenment upon rural economies.
- 5.10 In view of the surrounding archaeological sites on Great Cumbrae recorded in the 1870s, 1930s and 1960s, there is also some potential for archaeology of similar periods to be found within the Conservation Area itself. Whilst 20th century redevelopment around the quayhead area is likely to have compromised evidence of the 17th and 18th century settlement, some caution should be required where significant earthworks are required as part of any development proposals as they may further impact on surviving evidence.

Assessment of Significance

- 5.11 Millport has both an educational, social and physical significance. The late 1700s plan of the original settlement reflects developments in Scottish town planning arising from a combination of factors including the growing impact of industrialisation on agricultural practices, the increasing urbanisation of a formerly scattered rural population and urban ideas associated with the Scottish Enlightenment on the back of ideas imported from both Europe and the early settlements in the Caribbean and the American Eastern seaboard. The layout of Quayhead and Cardiff Street with the Pont de Vue of Millburn House is reflected in contemporary planned towns along the Scottish west coast including Inverary (rebuilt by the 5th Duke of Argyll in 1770) and Bowmore on Islay (built by Daniel Campbell the Younger from 1770 onwards).
- 5.12 The original street pattern may also be influenced by the rapid development of Glasgow after 1750 particularly James Barry's plans for the Glasgow's first new town with its predilection for Pont de Vue. It is likely that the crews of the Clyde Revenue Cutters will have noticed and adopted this Glaswegian fashion for their newly built town.
- 5.13 It would also be interesting to examine the backgrounds of the Campbell family to see if there are further clues there – that Captain James Campbell had the connections to influence the Commissioners of Portpatrick Harbour and the Caledonian Canal into adopting Millport Stone as being suitable for their requirements is revealing. It suggests he was aware of the leading civil engineers and thinkers of the day - John Smeaton and Thomas Telford.
- 5.14 The development of the town is also tied up with the growth of trade between Scotland's West Coast and the colonies on the Eastern Seaboard of America. The Revenue Cutters were based at Millport so as to prevent smuggling and ensure that taxes derived from this profitable trade were secured for the UK Exchequer.
- 5.15 During the later Victorian era the development and economy of the town shifted towards tourism with the establishment of hotels and the construction of villas along both Marine Parade and West Bay. Many of these villas were specifically designed as boarding houses reflecting the importance of summer residents in the Victorian resort town.
- 5.16 The rise of day trippers and the 'Doon the Watter' holiday as a social phenomenon was promoted by the rival Railway companies promoting steamer services from various pierheads along the Clyde Coast thereby opening up resort towns, such as Millport, to workers from the Glasgow conurbation –with the influx of day trippers continuing to this day though more muted than it once was.

- 5.17 In physical terms the setting of Millport is also significant. Not only does the town enjoy a magnificent natural setting, within an estuary at the junction of a great geological boundary, it controls key approaches to the entrance to the upper Clyde.
- 5.18 All these attributes give Millport a rich culture and history giving a High Regional Significance to the Millport Conservation area as the best preserved example of a Firth of Clyde holiday resort.

Key Features

- 5.19 Following an assessment of buildings, areas and significance it is now possible to identify the key features which define the special architectural and historic character of the Conservation Area. These are considered when determining development applications within the Conservation Area:-
- 5.20 **Street Pattern** – the linear formality of the contiguous planned town dominates the central section of Conservation Area with a series of Pont de Vues in Cardiff, Churchill and Reid Streets. This contrasts with both the formal but spacious crescent of Bute Terrace and the more organic swept wings of Marine Parade and West Bay.
- 5.21 **Plot pattern**-the tightly packed feus from Crichton Street through the original settlement and on to the eastern end of the New Town at Kames Street contrast with the larger Georgian and Victorian villa plots on Bute Terrace, Marine Parade and West Bay as well as with the large open gardens of the Garrison.
- 5.22 **Building Line** –the principal streets within the planned original settlement and the New Town are reinforced by a strict adherence to a strong building line where buildings rise from the heel of the pavement. The villas in contrast are either set in front of the street (Bute Terrace) or set back from the street observing a more informal building line (Marine Parade and West Bay).
- 5.23 **Building Height**- Building height is generally defined by the original two, two and half storey buildings and the later three storey properties located around the Quayhead, along Cardiff, Crichton, Clyde, Glasgow Guildford, Kelburn and Miller Streets. The majority of the villas along Bute Terrace are two storey as are those on Marine Parade. The villas on West Bay are predominately 1 and ½ storeys plus attic.
- 5.24 **Millport Bay and the Eileans** –the sea ebbs and flows into the Conservation Area changing the characteristics of the bay frontage twice a day and creating a natural attractive feature of interest linking the town with the surrounding landscape and estuary.
- 5.25 **Vernacular Architecture**- traditional stone one, two and three storey with sash and case windows, slate roof, cast iron rainwater goods and chimneys dominate the planned original settlement and New town.
- 5.26 **Grand Villas** – the Georgian and Victorian villa developments are built on a grand scale within their own spacious grounds.
- 5.27 **Traditional Materials** – traditional materials predominate including slate, red and blonde sandstone, stucco, timber windows and doors, stained glass, all contributing significantly to the character of the Conservation Area.
- 5.28 **Roofline** – characterised by the varying heights of chimney stacks and roofs both along the water front and setback along Bute Terrace, the spire of Cathedral of the Isles, the English Gothic clock tower of Cumbræ Parish Church, the Bell cote of the East Church and the Georgian Gothick revival profile of Garrison House.

- 5.29 **Architectural details** – many buildings retain original details such as traditional timber entrance doors with fan lights above, decorative stonework, leaded glass and ornamental cast iron.
- 5.30 **Green Character** – The large open lawns of Garrison House and the Cathedral of the Isles, the mature villa gardens, the promenade and beaches in the foreground and wooded embankment in the background, all contribute to the special character of the Conservation Area.
- 5.31 **Landscape Setting** – the high quality of the surrounding landscape contributes positively to the visual amenity of the town, providing a scenic approach and should be protected.

Key Challenges

- 5.32 **Loss of Architectural Detail** – Original architectural details form the key defining characteristic to the appearance and value of the Conservation area. Their retention and repair is the key criterion in the area's preservation and enhancement. Insensitive shopfront alterations including inappropriately sited roller shutters, replacement doors and windows, removal of cast iron decorative railings and gates have to some degree eroded the special character of the conservation area.
- 5.33 **Insensitive alterations and insertions** – the roofscape of the buildings in the conservation area is highly visible from across the bay. However, there have been many alterations and insensitive insertions to into historic roof fabric. New dormers or even entirely new roofs to accommodate further floor space, have had an impact on the proportions of the original property. Examples include the conjoined pediment of 10, 11 and 12 Guilford Street where an insensitively enlarged window and associated dormer have unbalanced the proportions of the symmetrical Georgian elevation.
- 5.34 **Use of Inappropriate materials** – Whilst some of the historic fabric is in good condition where modern materials have been introduced for purposes of repair this has led to a loss of the special character of the conservation area. Examples include the endemic replacement of timber sash and case windows with unsympathetic UPVC or aluminium framed windows of differing proportion, inappropriate render and repairs utilising cement based products or linostone and insensitive roof repairs using incorrectly sourced slate or other roofing products.
- 5.35 **Gap sites** – the strong sense of spatial enclosure that characterises the original Georgian Planned town and later urban extension of New Town is undermined by gap sites in two locations. While one has been attractively landscaped the second has a negative impact and presents a threat to the integrity of the Conservation area
- 5.36 **Public realm** – the impact of traffic management schemes including road markings, traffic signage as well as road and pavement maintenance has a significant effect of the special character or the conservation area.

6.0

SUMMARY RECOMMENDATIONS



6.0 SUMMARY RECOMMENDATIONS

- 6.1 This section of the appraisal sets out recommendations to assist North Ayrshire Council in the effective management of the conservation area, helping support the local community whilst sustaining the cultural heritage. It is anticipated that these will be further developed as part of a Conservation Area Management Plan, to be adopted by the local authority during 2013.

Conservation Area Boundaries

- 6.2 Completion of the Conservation Area Appraisal highlighted a small boundary issue on Bute Terrace. Consequently this draft document contains a proposal to amend the boundary fringe to include the late Victorian and Edwardian Villa at 3 and 5 Bute Terrace and Millport Bowling Clubhouse and lawns. The reason for this amendment is that:

- The two villas at 3 and 5 Bute Terrace are very similar to the houses fronting Marine Parade and West Bay which form part of the Conservation Area;
- The Bowling Club is good example of a largely intact Edwardian clubhouse and this and the expansive lawns contribute to the special character of Millport as a Clyde holiday resort.

Development

- 6.3 Minor works such as the replacement of traditional timber sash and case windows and their replacement by unsympathetic UPVC or aluminium framed windows with differing proportions and opening mechanisms, and the removal of other small scale detail such as decorative cast iron railings or the inclusion of inappropriate shopfront details such as a different awning style can have a cumulative impact on the visual integrity of the Conservation area.
- 6.4 North Ayrshire Council is committed to the preservation and enhancement of the Conservation area's special characteristics through the application of Local Development Plan policies HE1: Conservation Areas and HE2 Listed Buildings. The policies encourage pre-application discussions and note that proposals for development which would adversely affect the visual amenity or historical/architectural character of a conservation area, including its setting, buildings, open space or trees, shall not accord with the Local Development Plan.

Gap Sites

- 6.5 Development guidance including briefs for the two gap sites could be drawn up so that developers have a clearer idea as to the size and scale of development as well as appropriate materials that can be sensitively and sensibly accommodated within the Conservation area and so can budget accordingly.

Shopfronts and Signage

- 6.6 Shopfronts play a major role in the character of our historic streets; they help to attract more customers to individual shops and enhance our town centres, creating attractive places to live and work. Several original shopfronts in Millport have, however, been replaced by unsympathetic modern facades which are detrimental to both the building and Street as a whole. Shopfront initiatives in Glasgow's Merchant City and Edinburgh's Royal Mile have shown that simple improvements to the signage, security (including positioning and incorporation of roller shutters) and awnings can have a significant impact on the visual integrity of the Conservation area's townscape.

- 6.7 An initiative to reinstate missing awnings would also chime with the aim set out in Jura Consultants' Great Cumbrae Development Plan (Published May 2010 P.141). Analysis of pre-Second World War historic photographs reveals evidence of 47 traditional awnings between the junction of the Quayhead and Woodland Street. Contemporary analysis of the same streetscape reveals that there are 26 awnings or canopies; however, not all of these are traditional awnings – 11 are new style retractable awnings, 9 are Dutch Blinds (non indigenous to Scotland). Only 6 shops with traditional awnings remain and one of these shops – Shields Butchers on Glasgow Street – has now closed.
- 6.8 North Ayrshire Council has Town Centre Design Guidance (approved as non statutory Supplementary Guidance June 2010) providing guidance on scale, massing, materials etc. and should be consulted at an early stage in drawing up any proposals for development within town centres.

Maintenance

- 6.9 One of the greatest threats to the buildings of the Millport Conservation area is limited maintenance and care leading to decay and loss of fabric. The most effective means of preserving the character and appearance of the conservation area is by encouraging regular programmes of repair and maintenance of the buildings. Various elements in traditional buildings – windows, doors, guttering, chimneys, pointing of masonry, and roofs need regular attention so as to extend their serviceable life. The greatest cause of building decay is failure of the roofs and exterior walls. Regular maintenance is a cost effective way of doing this as it can help reduce longer term repair costs and extend the life of the building fabric.

Information and Advice

- 6.10 Building owners, residents, and local businesses are key stakeholders in ensuring the preservation and enhancement of the Conservation area. Information and guidance for owners can explain the implications of living in a Conservation area and provide advice and pointers on the best and most economic way for them to maintain their properties. The guidance can help explain in an accessible and non-technical manner the principal causes of decay, how they can be prevented, and where repairs are necessary how they should be carried out. The information can also provide details of any available grant assistance. The Inform Guides prepared by Historic Scotland are also useful sources of information. The can be downloaded from www.historic-scotland.gov.uk. A list of useful names, addresses and contact details is supplied at the end of this document.

Public realm

- 6.11 There is a need to improve the standard of, and better co-ordinate, street surfaces, street furniture and signage in select locations throughout the Conservation area. The location that would benefit most from consideration is the Quayhead, a key urban space in the town but which suffers from poor public realm, location of street furniture and signage. It is also the place most visitors to Millport disembark from be it by bus or via the Waverley from the Old Pier. It maybe that an intelligent design lead approach to the Millport Conservation area streetscape based on Scottish Government policy '*Designing Streets*' is preferable to a standards based methodology for this key node within the town centre.
- 6.12 Thought should also be given to the setting of Cumbrae War Memorial which is currently impinged on by a fast food van to the east and the Crazy Golf course to the west.

- 6.13 Another possible area to explore is broader pavement widths for pedestrians on the principal shopping streets particularly Stuart and Guildford Streets where the carriageways are generous at 10 – 12 metres wide and the pavements are sized between 2.5 – 3 metres. This could assist a more vibrant street culture with adequate space for outdoor seating for cafes – something that attracts people and may help Millport's tourist economy.
- 6.14 It is essential that all parties involved in street design ensure that streets contribute as positively to the environment of the Conservation area as is possible and respect and enhance local character and contribute to placemaking. Street markings should also be kept to a minimum so as not to undermine the existing character of the Conservation area. The opportunity should be taken in cases where the carriageway is being resurfaced or where lines have worn off completely to introduce narrower lines and markings that are less likely to distract from the character of the Conservation area. This is particularly the case on small streets like Clyde and Miller Streets where the street markings can be visually dominant.

Article 4 Direction

- 6.15 The effect of an Article 4 Direction is to control minor works which could erode the character and appearance of the conservation area. Article 4 Directions do not preclude the carrying out of certain works but do require planning permission be sought.
- 6.16 No Article 4 Directions are in place within Millport Conservation Area.
- 6.17 Recent changes in Scottish legislation, the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, has amended the scope of Permitted Development rights for householders. This has meant that these Permitted Development rights have been removed for householders in all conservation areas throughout Scotland and includes development such as:
- House extensions
 - Roof alterations
 - Window replacement
 - Stone cleaning or painting of the exterior
 - Erecting satellite dishes
 - Provision of hard surfaces
 - Alterations or erection of ancillary buildings such as sheds/garages and
 - Raised platforms or decking
- 6.18 These cover all key areas where incremental small-scale proposals might have an impact, however one area which the local authority may wish to consider is a restriction on statutory undertakers and utility providers in order to ensure that any such development within key areas like the esplanade are sensitively designed.

Enforcement

- 6.19 Any policy is only of assistance if it is followed. There are a number of areas in the conservation area where there are clearly issues around historic non-compliance. In order to prevent any future erosion of character it is recommended that the local authority develop additional planning guidance specific to the Millport conservation area and implement and appropriately robust enforcement policy against unauthorised works.

The Local Development Plan

- 6.20 The emerging North Ayrshire Local Development Plan contains historic environment policies
- 6.21 Supplementary guidance sets out the factors that guide decisions on planning applications and what may be required to ensure new development is acceptable in planning terms. Supplementary guidance of particular relevance to heritage related matters within Millport include:
- Rural Design Guidance
 - Design Guidance - Single Houses in Rural Areas
 - Coastal Design Guidance
 - Neighbourhood Design Guidance
 - Town Centre Design Guidance
 - Advertisement Policy
 - Advice Note - Window Design for Conservation Areas & Listed Buildings
- 6.22 The full list of supplementary guidance is available on the Council's website: www.north-ayrshire.gov.uk/localplans

7.0

FURTHER INFORMATION



7.0 FURTHER INFORMATION

Bibliography

General References

Millport and the Cumbraes – a History and Guide, JRD Campbell, © North Ayrshire Council 2003, Updated and Reprinted by North Ayrshire Council 2004, ISBN 1 897998 01 5

Old Millport, Andrew Clark © 2006, Stenlake Publishing Limited, ISBN 978-1-84033-376-3

Millport and the Cumbraes, Images of Scotland, Martin Bellamy © 2003, Tempus Publishing Limited, ISBN 0 7524 2790 3

Royal Commission on the Ancient & Historical Monuments of Scotland [RCAHMS] - National Monuments Record of Scotland (photographic archive and library), 16 Bernard Terrace, Edinburgh.

The Buildings of Scotland Ayrshire and Arran, Rob Close and Anne Riches, Yale University Press New Haven & London, ISBN 9780300141702

Legislation and Statutory Instruments

Planning (Listed Buildings & Conservation Areas)(Scotland) Act 1997.(As amended by the Historic Environment (Amendment) Scotland Act 2011)

The Historic Buildings and Ancient Monuments Act 1953; (As amended by the Historic Environment (Amendment) Scotland Act 2011)

The Ancient Monuments and Archaeological Areas Act 1979; (As amended by the Historic Environment (Amendment) Scotland Act 2011)

Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (and subsequent amendments).

Policy Context

North Ayrshire Council Modified Local Development Plan Part 2 Detailed Plan Policies February 2013

Scottish Planning Policy (SPP) February 2010

Scottish Historic Environment Policy (SHEP) July 2009.

Planning Advice Note 71: Conservation Area Management

Designing Places – A Policy Statement for Scotland (2001).

Designing Street – A Policy Statement for Scotland (2010).

Conservation

Historic Scotland's INFORM Guides are available from Historic Scotland's website. These are short leaflets which gives owners of traditional buildings information on repair and maintenance – www.historic-scotland.gov.uk

USEFUL CONTACTS

Development Management
North Ayrshire Council
Cunninghame House
Irvine KA12 8EE

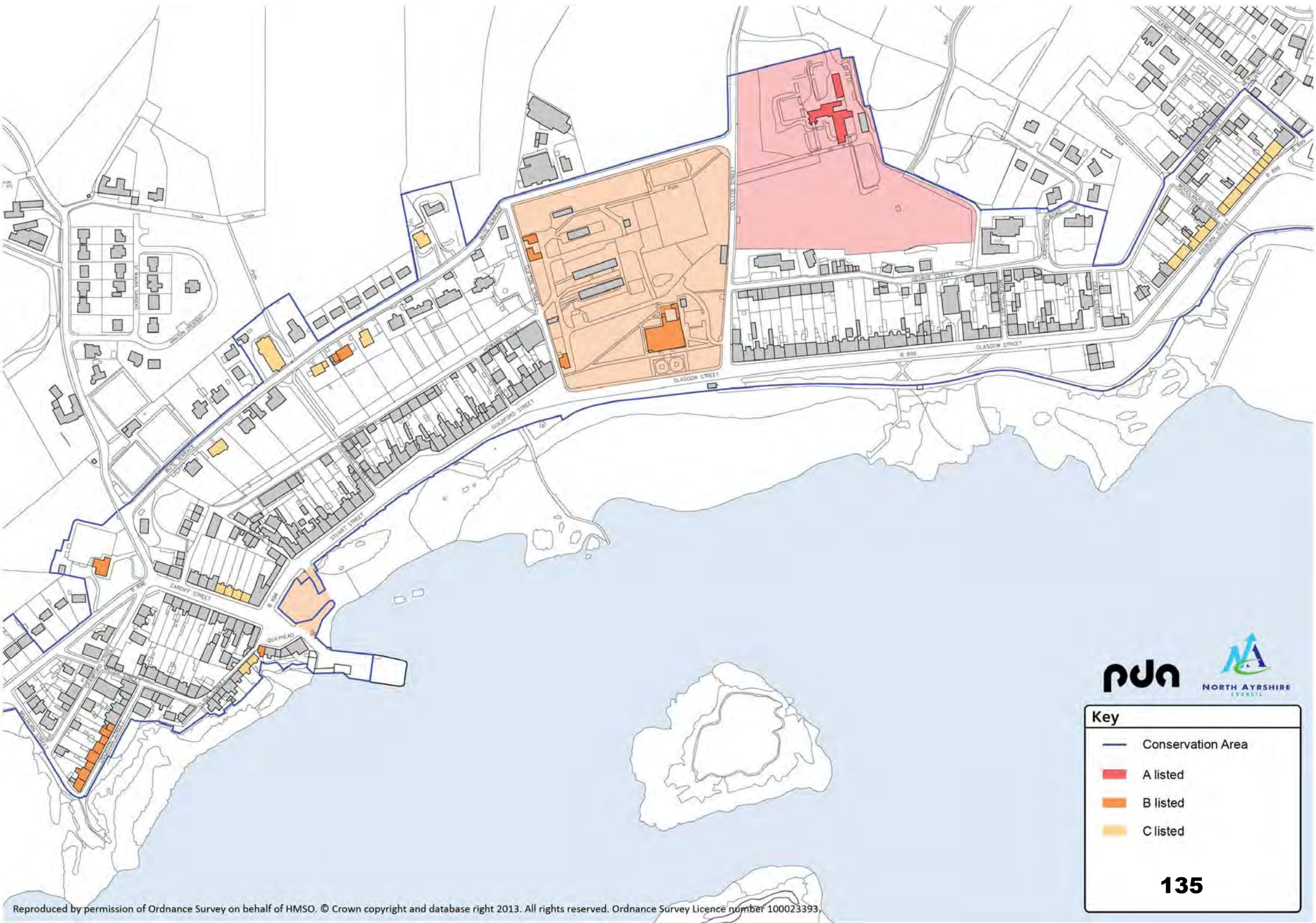
Tel: 01294-324319

APPENDIX 1

ANALYSIS DIAGRAMS







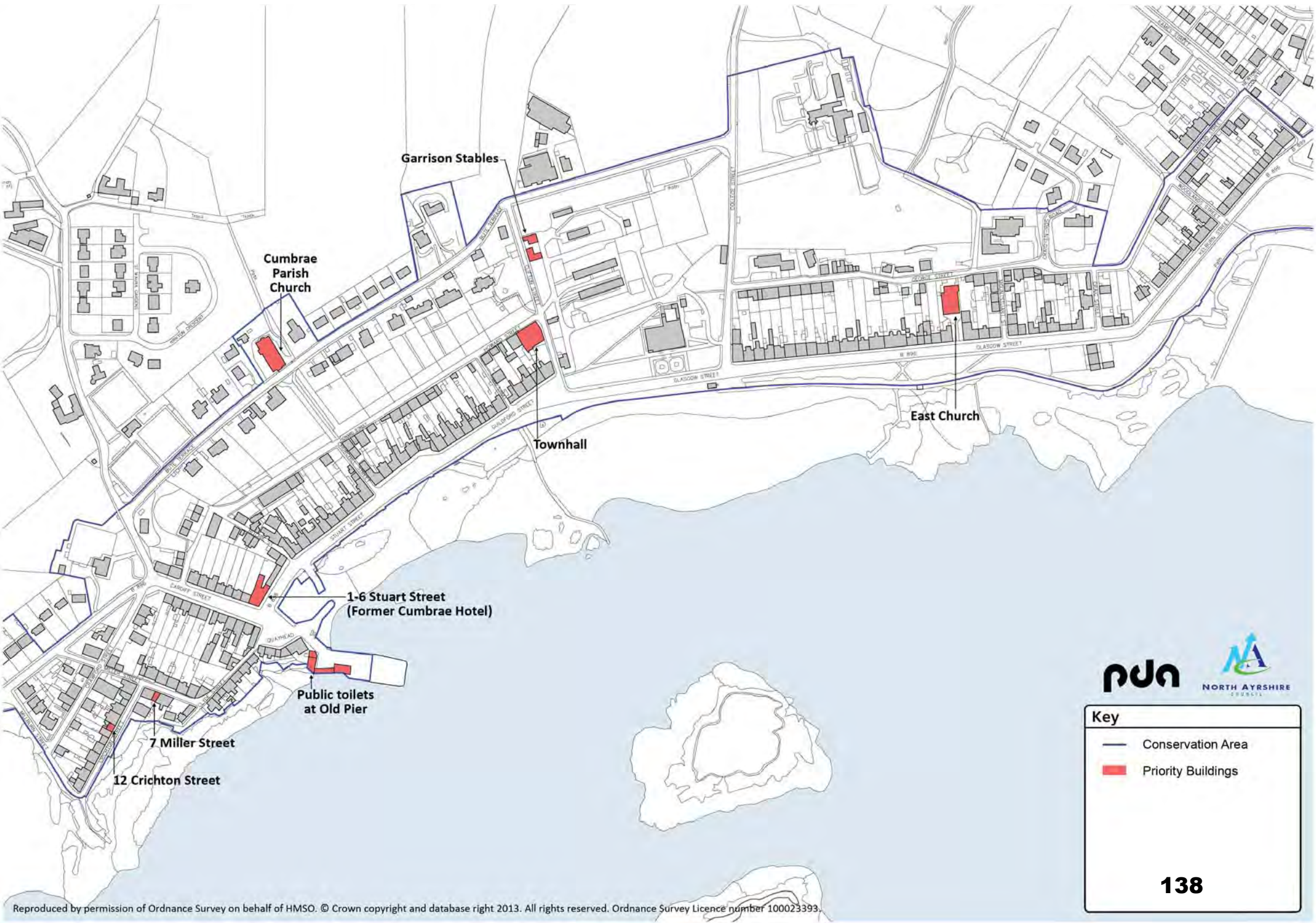
Key

- Conservation Area
- A listed
- B listed
- C listed

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Key	Landscape
	Conservation Area
	Tree Preservation Area
	Woodland
	Pasture/Grassland
	Sand
	Rock



Garrison Stables

Cumbernauld
Parish Church

Townhall

East Church

1-6 Stuart Street
(Former Cumbernauld Hotel)

Public toilets
at Old Pier





7 Miller Street

12 Crichton Street

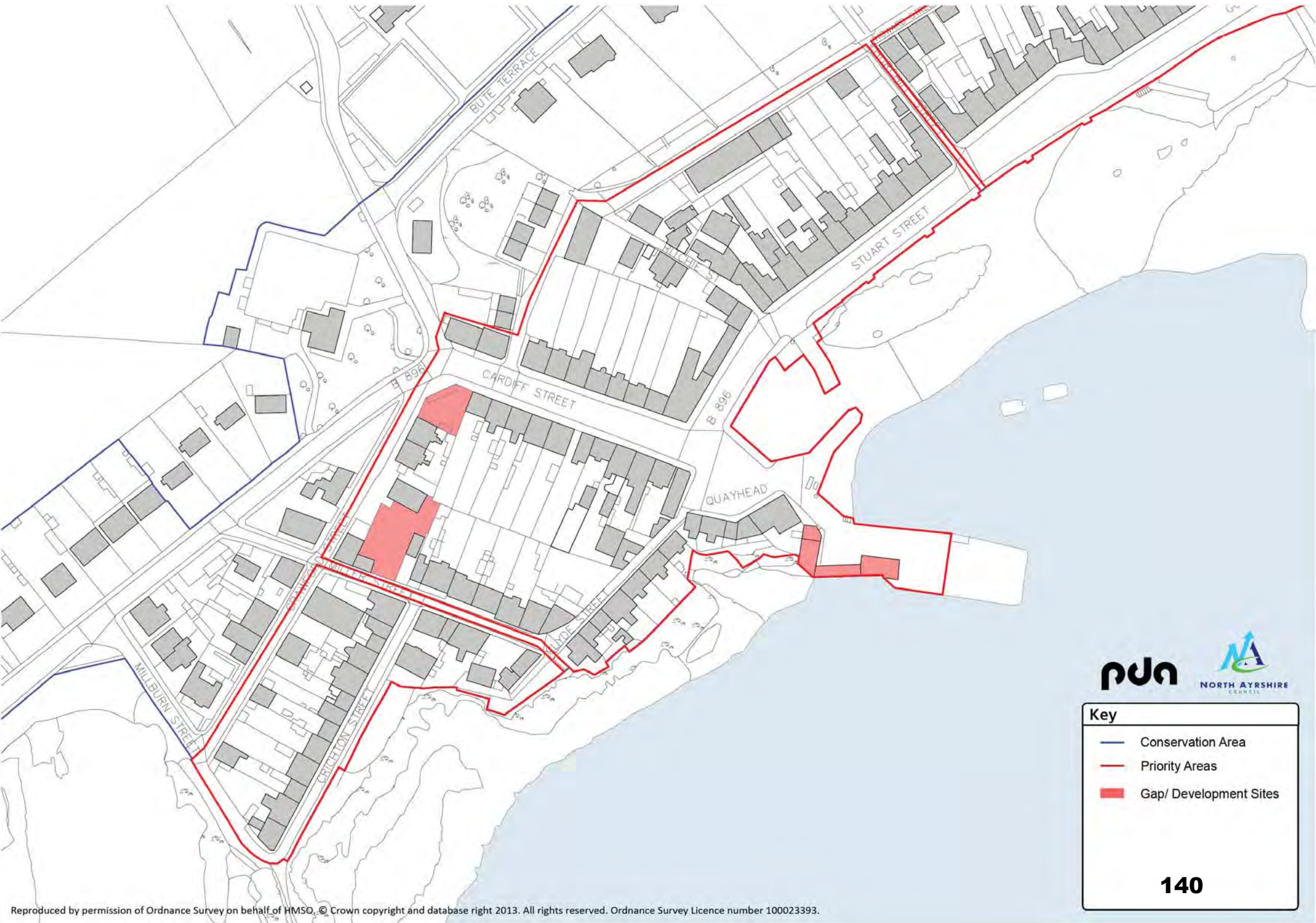
Key




- Conservation Area
- Priority Buildings



Key	General Condition
	Conservation Area
	Complete Repair
	Extensive Repair
	Fair

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Key	
	Conservation Area
	Priority Areas
	Gap/ Development Sites

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MILLPORT TOWNSCAPE HERITAGE INITIATIVE CONSERVATION AREA MANAGEMENT PLAN



AUGUST 2013

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Consultative Draft: August 2013



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1.0

MILLPORT CAA: AN INTRODUCTION





Figure 1-1: Millport waterfront, July 2013 (Peter Drummond Architects)

1.0 THE MILLPORT CAA: AN INTRODUCTION

- 1.1 In recognition of the quality of the historic townscape and, as part of a series of initiatives supporting an application for funding under a Townscape Heritage Initiative, North Ayrshire Council have appointed Peter Drummond Architects to carry out a Conservation Appraisal (CAA) of Millport assessing the condition and character of the current conservation area.
- 1.2 Millport Conservation Area is located on the southern edge of Great Cumbrae. It is defined by the most eastern point of Marine Parade extending westerly across the bay to West Bay Road. Millport Bay, itself made up of Kames Bay and West Bay, marks the southern edge of the conservation area with Bute Terrace, Barrend Street, Kames Street and Ninian street terminating the conservation area in the north.

Definition of a Conservation Area

- 1.3 Conservation Areas were introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets out current legislative framework for the designation of conservation areas, defining Conservation Areas “as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.” Planning authorities are required to periodically determine which parts of their district merit designation as a Conservation Area.
- 1.4 North Ayrshire Council currently has 13 conservation areas which range in character from rural to seaside, village to urban. These protect such important townscapes including the heart of old Irvine, Beith, Dalry, West Kilbride, Lamlash, and Corrie. Each is distinct, reflecting the history and development of individual towns and defining their individual character.

What does Conservation Area Status mean?

- 1.5 Designation offers statutory protection of conservation areas in order to protect their special character. The designation requires North Ayrshire Council to formulate and publish proposals for their preservation and enhancement.
- 1.6 Where a development would, in the opinion of the planning authority, affect the character or appearance of a conservation area, the application for planning permission will be advertised in the local press providing an opportunity for public comment.
- 1.7 The designation of a conservation area also provides control with current legislation dictating that Conservation Area designation automatically brings the following works under planning control:
- Demolition of buildings
 - Removal of, or work to, trees
 - Development involving house extensions, roof alterations, windows, stone cleaning or painting of the exterior, satellite dishes, provision of hard surfaces, the erection or alteration of gates, fences and wall, and;
 - Additional control over ancillary buildings (such as sheds/garages) and raised decking/platforms.
- 1.8 These controls are outlined within the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As amended).
- 1.9 Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.
- 1.10 Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the conservation area by ensuring that properties are regularly maintained and original features retained.

Purpose of a Conservation Area Appraisal

- 1.11 A conservation area appraisal is seen as an ideal way of analysing the key elements that contribute to the special historic and architectural merit of the study area. It is a useful tool that can identify and promote development opportunities that enhance the conservation area while protecting its character from inappropriate development.
- 1.12 It is necessary therefore for planning authorities, residents and property owners to be aware of the key features which together create the area's special character and appearance.
- 1.13 Primarily this conservation area appraisal will define and evaluate the character and appearance of the study area, as well as identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation.
- 1.14 The area's special features and changing needs will be assessed through a comprehensive process set out by the Scottish Government, which includes:
- researching its historical development,
 - carrying out a detailed townscape analysis,
 - preparing a character assessment, and
 - identify opportunities and priorities for enhancement.

- 1.15 Whilst a conservation area appraisal will help supplement the local development plan for the area, it is a material consideration when considering planning applications for new development. In that case it may be necessary for planning applications to be accompanied by a supporting statement that demonstrates how the proposal has taken account of the character of the area.



Figure 1-2: Millport Conservation Area. Baseline mapping data reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100023393.

- 1.16 It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.

Appraisal Structure

- 1.17 The appraisal follows the recommendations set out in the Scottish Government's *PAN71: Conservation Area Management* (2004). This sets out a series of issues which should be assessed in order to determine and thereafter manage the special character of a conservation area.
- 1.18 The appraisal comprises five key sections:
- A description of the general location, geography, and geology of the area.
 - A brief historical overview setting out the development of the town.
 - An appraisal of key townscape features.
 - An assessment of the overarching character of the conservation area
 - Identification of key issues in the future management of the site.
- 1.19 It is anticipated that this appraisal will, in turn, inform a separate Conservation Area Management Plan which will set out in more detail the policy steps and other measures required to manage the heritage resource in a sustainable way whilst encouraging regeneration.

2.0

CHARACTER APPRAISAL: AN OVERVIEW



2.0 CHARACTER APPRAISAL: AN OVERVIEW

- 2.1 Decisions on how best to care for the built heritage need to be based on a full understanding of its historical, architectural, and wider value. This Management Plan is therefore underpinned by North Ayrshire Council's conservation area appraisal of August 2013. The appraisal explored issues including historic development, street pattern, architecture, and building materials.

Location and Setting

- 2.2 Millport occupies a location of strategic importance commanding the two approaches to the ports of the Upper Clyde. The establishment and early growth of the settlement is the direct result of a 1634 decision to base a Revenue Cutter in the lower reaches of the Firth of Clyde for the collection of tolls and duties for the Crown and to assist in the prevention of smuggling. Recognition of its strategic importance has not abated – this was where the submarine listening posts for the Firth of Clyde were based during the Second World War.
- 2.3 The town's strategic location on the Firth of Clyde had a secondary benefit that resulted in a second phase of the town's development, when it shifted from an economy dependent on fishing, agriculture and quarrying to one based on tourism from the early 19th century onwards. The appeal to tourists lay in the enjoyment of the spectacular views across Millport Bay to Little Cumbrae, the Hunterston Peninsula, Portencross Castle, the mountains of Arran and, on a clear day, Ailsa Craig. With the advent of fast steamers in 1865 these views were readily available to families from the nearby conurbation of Glasgow – one of the industrial powerhouses of Victorian and Edwardian Britain – being just a short ferry journey 'Doon the Watter'.

Historical Value

- 2.4 The Conservation area is central to our understanding of the development of both Millport and the Upper Clyde region. Millport's development can be traced from its establishment in 1634 – pre-dating the Treaty of Union – through the growth of the planned late 18th century settlement in the 19th and early 20th centuries when it was transformed from a small port settlement with an economy based on agriculture, fishing and quarrying into one of the best known 'Doon the Watter' resorts, up to the present day.
- 2.5 Archaeological discoveries indicate the earliest settlements on Great Cumbrae being pre-historic occupation of caves around the island. When the circumferential road was being constructed around the island in the 1870s a series of Bronze Age and early Christian discoveries were made in the grounds of the Garrison, at Tormont End, the Lady's Grave, White Bay and Fintry Bay.
- 2.6 The island had strong links to Norse settlers being conquered by Harald Harfagr, King of Norway, in 843 AD after which the Cumbraes formed part of the Kingdom of Sodor and Man along with Bute, Arran, Islay, Jura, Gigha, Colonsay, part of Kintyre and the Isle of Man. This phase of Great Cumbrae's history came to an end with the defeat of the Norse King Haco at the Battle of Largs in 1263. At cairn at Tormont End appears to have been a funeral pyre for those slain during the battle. The Norse influence is evident in places names. Foul Port - the inlet just to the west of the Crichton Street – is derived from "Fouleport", the Norse word for 'the port of the mighty warriors'. A Norse settlement reputedly sprung up at this natural harbour as it was the place the Norse sailors brought their long boats ashore.

- 2.7 In 1539 the island was divided into a series of baronies and holdings under the Crown with the resultant names forming the basis for today's farms – Kames, Hill, Covans, Balleykellet and Bulloch. Hamlets associated with these farms were discretely tucked away from the shoreline to keep them out of reach of raiding parties. The 1634 establishment of a settlement on the foreshore was a departure from this tradition, but the reason for this location was the decision to base a Revenue Cutter in the lower reaches of the Firth of Clyde for the collection of tolls and duties for the Crown and to assist in the prevention of smuggling. As it commands the two approaches to the ports of the upper Clyde Millport Bay was the obvious strategic base for such a vessel. This decision necessitated a building programme to accommodate both vessel and sailors in the area of Millport to the west of what is now the Quayhead.
- 2.8 The current form of the Millport is largely due to the efforts of two generations of Crawford family who captained the Revenue Cutter. Not only did they supply the impetus for the economic development of settlement they were instrumental in a key move that informs the current layout of the settlement – the establishment of the Garrison as the key green space within the town. Having leased the land from the Earl of Glasgow, Captain Andrew Crawford first established the Garrison in 1745 as a barracks for himself and his crew. However, in the late 18th century when Captain James Crawford inherited his father's role and built a more refined residence at the Garrison – a residence later acquired and extended in 1819 by the Earl of Glasgow who in turn sold it to the Marquis of Bute in the late 1880s when it was extended yet again - by the architect Robert Weir Schultz – and a sunken arts and crafts garden added. The development of the Garrison thus ensures that urban Millport is split into two sections
- 2.9 The further growth of Millport was stimulated by an approach Captain James Crawford made to the Commissioners for Portpatrick Harbour in the late 18th century. Crawford suggested that Millport stone may prove suitable for the new harbour's quay walls and his intuition proved correct. This led to the growth of quarrying on both the Eileans and a further island – Craiglea - now concealed under the Royal George Hotel on the Quayhead.
- 2.10 The waste stone from quarrying was used by the sailors to build cottages for themselves along what later became Cardiff Street – a broad street whose width derives from the passage, prior to diversion, of the Mill Burn which once ran down the middle of the street into the Old Harbour at the Quayhead.
- 2.11 The urban form of Cardiff Street, with its strong sense of enclosure, simple symmetrical Georgian houses, leading up to the focal point of Millburn House indicates that this was part of a larger plan for the settlement. This plan fits Millport into a broader pattern arising partially from the impact of the industrial revolution on agriculture, and the accompanying shift as rural populations coalesced into to urban settlements. This shift was intertwined with ideas on town planning arising out of a mix of Scottish Enlightenment thinking combined with ideas emerging from Europe such as the 'Law of the Indies' which was heavily influential in the planning of new settlements in both the West Indies and along the eastern seaboard of America.
- 2.12 As a result of the 1707 Act of Union, the ships of the Glasgow merchants offered the fastest route to the colonies in North America. Not only did this give the Glaswegian Tobacco Lords a competitive advantage over their rivals it helped bring back to Scotland the new ideas on town planning. These proved influential in the planning of Glasgow's new towns and were adopted in towns along the Scottish west coast including Inverary and Bowmore on Islay which date from circa 1770. Millport – particularly Cardiff Street – bears strong resemblance to both settlements.

- 2.13 From the early 18th century the planned town gradually extended east and west from the original nucleus at Cardiff Street and the Quayhead with a series of linear streets – Crichton, Clyde, Stuart and Guildford Streets –strung along the foreshore from Foul Port to the grounds of the Garrison. The disposition and orientation of the urban blocks was informed by typology – square blocks on the gently rising ground between Cardiff Street and Foul Port and, from Cardiff Street to the Garrison , rectangular blocks tucked between the shoreline and the embankment to the north. As the town gradually increased in density, a service lane – Howard Street – was formed along the base of the embankment.
- 2.14 The growth of the settlement was accompanied by a improvements in infrastructure with the construction of a proper quay at the base of Cardiff Street. Further Improvements were carried out to the harbour in the late 1790s. In 1833, a company was formed to finance construction of a new pier that would be accessible at all tides. The new pier allowed the harbour to accommodate 30 – 40 herring boats at anchor assisting the local fishing men many of whom lived in the fishermen’s cottages in Clyde Street.
- 2.15 The increasing population and prosperity in Millport lead to a series of extensions to the original settlement from the mid 1830’s onwards. The first extension, Bute Terrace, was an early example of a suburbanisation. A new crescent of Georgian villas, it was located at the top of a steep embankment to the north of the original settlement so as to take advantage of the superb views. Central to the plans for the terrace was the 1837 erection of the new Cumbrae Parish Church. The English Gothic clock tower of the church forms a key feature on Millport’s skyline and acts as the focal point of Churchill Street. Further to the east, one the villas, Strahoun Lodge, performs the same role for Reid Street.
- 2.16 In the 1840s, the second extension to Millport – the New Town – reverted to the original urban pattern of the Georgian planned town. A formal linear street – Glasgow Street - addresses the shoreline and a service lane – George Street – faces the embankment. Starting from the Garrison the second phase of urban development in Millport gradually extended the town east towards Kames Bay until it had linked up with the existing hamlet of Kames.
- 2.17 The appearance of Victorian Millport is also affected by ecclesiastical developments. The 1843 disruption lead directly to the creation of the East Church –designed by Glasgow architect Campbell Douglas - on land within the New Town gifted by the 6th Earl of Glasgow. In addition the Earl, as a committed Episcopalian, had a vision of Great Cumbrae as the New Iona and commissioned architect William Butterfield – one of the greatest designers of the Victorian Gothic revival – to build a new Episcopalian college on the embankment to the north east of Garrison House. The campus was constructed between 1849 and 1851 and the church was raised to cathedral status in 1876. The spire of the cathedral dominates the skyline of the town. A further church – the United Presbyterian Church, or West Church – was erected along Bute Terrace in 1877, but this church, with its important Aesthetic movement interior by Daniel Cottier, was demolished, further to storm damage, in 1999.
- 2.18 In 1860 the pier was extended again in leading to the advent of regular steamer services and the growing popularity of Millport in recognition of its picturesque setting with superb outlook towards Arran, Ailsa Craig, Wee Cumbrae and Portencross Castle. A trip ‘Doon the Watter’ became an annual highlight for many working families in the Glasgow conurbation. By 1865, the arrival of fast steamer connections with the railway head at Wemyss Bay, and later at Fairlie in 1882, brought a new impetus to development in the town and a paradigm shift towards an economy based on tourism as Millport evolved into a resort town.

- 2.19 This economic change is marked by both the erection of purpose built hotel such as the Cumbrae Hotel and the building of new detached villa developments on the outskirts of the town. Villas were erected along Marine Parade and West Bay Road. The Marine Parade villas catered to a new middle class visitor: the 'carriage folk' who were wealthy city dwellers who would ship off their entire household to holiday homes in locations such as Millport for the summer season. With the steamer and rail connections it was possible for the head of the family to commute to work in Glasgow. The West Bay Road villas developed as boarding houses rather than family homes – these villas, with their resident landladies, catered to summer visitors.
- 2.20 Further infrastructure developments occurred in the latter half of the century. In 1872 the Old Harbour was partially infilled by the Pier and Harbour Company and in 1874 a seawall was constructed along Stuart Street. In the early 1900s, the quayside at the Old Harbour was gradually broadened with the building out of a new pavement over the quay steps at the base of Cardiff Street. This was formed on a platform supported on iron pillars and stone piers. The Burgh Council extended the Pier gain in 1905 to its present size thus allowing for the largest excursion steamers to call at the town no matter the tide. The new pier had a series of charming Edwardian structures: a stone built ticket office, a pavilion, with clock tower, which contained the turnstiles for pedestrian access and a trapezoidal shaped signal building for letting steamers know when they had right of access to the pier. These buildings were removed in the early 1960s when the current public toilets and offices were erected.
- 2.21 In 1929, as a result of storm damage inflicted just prior to the First World War, the Town Council decided to construct a new sea wall along Stuart Street further out into the beach. This considerably broadened both Stuart and Guildford Streets as well as further reducing the size of the Old Harbour. The new sea wall resulted in the broad width of Stuart and Guildford Streets giving a relaxed spacious feel to Millport's promenade. Between 1958 – 59, the Glasgow Street also benefited from broadening with the repositioning of the wall to the Garrison and reduction in size of the Garrison grounds.
- 2.22 There have been few alterations to the built fabric of the conservation area throughout the later part of the 20th Century. The single storey cottages at 35-37 Cardiff Street were demolished in the 1960s resulting in the gap site at the junction of Cardiff and Crawford Streets; and the buildings of 45 – 47 Glasgow Street, were also demolished though a contextually sensitive development of terraced houses replaced the gap site 1991.
- 2.23 There has also been a recognition of the value of the existing townscape within the conservation area with a shift from demolition of existing building stock towards rehabilitation with a series of tenements on Cardiff Street being conserved by architects Davis Duncan for Isle of Cumbrae Housing Association between 1994 and 1995.

Street Pattern and Settlement Approaches

- 2.24 The street pattern is informed and dominated by the original planned Georgian town. The original streets were laid out as a pragmatic response to the constraints of topography. They take advantage of the shallow 25 foot beach that lies between the embankments and raised beaches located directly to the north of Millport. This results in a series of short north – south cross streets - Miller, Cardiff, Churchill, Reid and Clifton Streets and long linear streets – Crichton, Clyde, Stuart and Guildford Streets - that connect into one another running parallel to the edge of the bay.
- 2.25 This linear street arrangement is then mirrored at the base of the embankment with what was originally a service lane, Howard Street, to the east with, to the west, Crawford Street, performing the same role. Both streets gradually become more commercialised as the backlands of the original settlement have gradually been built out for both housing, as the population increases in density and as they have begun to accommodate uses the

- community wants tucked out of sight – light industry, garages, builders yards.
- 2.26 This pattern is echoed in the 1840s linear urban extension of New Town which continues to the east of the Garrison. Here the principal street – Glasgow Street is a simply an extension to the end of Guildford Street. Again it runs parallel to Millport Bay before turning to the north east and flowing into Kelburn Street which follows the shoreline into Kames Bay. These single sided streets addressing the bay are then reflected in George Street – the service lane running along the embankment though in this instance with a more domestic character. These two streets are connected by the short cross streets of College, Mount Stuart, Craig, Woodlands and Kames Street.
- 2.27 Prior to the development of the New Town a further street pattern is introduced – an early suburban crescent on a bluff overlooking the original settlement with spectacular views across Millport bay. A metropolitan idea, similar, but on a smaller scale, to the crescent of picturesque villas Decimus Burton planned in Tunbridge Wells a few years early.
- 2.28 Now screened from the town below by a dense tree belt Bute Terrace is carefully planned with two of the buildings – Cumbrae Parish Church and Strahoun Lodge – acts as the focal points for two of the secondary cross streets – Churchill Street and Reid Street respectively.
- 2.29 Extending beyond the two urban sections of the settlement around Millport Bay are two enclosing wings of later linear Victorian villa development. These introduce a further street pattern – the long sinuous road of villas. This pattern extends to the east around Kames Bay and Marine Parade to Farland Point, and to the west along West Bay Road to Portachur Point.
- 2.30 Millport is currently approached via either of these two sinuous single sided streets of villas, or over across the centre of the island and into the back of the settlement via Ferry Road. However these approaches belie the original intention – the approach to the town was over the sea, into the bay and with visitors disembarking from the Pier. The impression of arriving at the Quayhead, into the busy heart of an urban settlement, and looking up the carefully planned axis of Cardiff Street, would have made for a very different first impression.

Architectural Value

- 2.31 The Conservation Area can be divided into four distinct character zones:
- 2.32 The Urban Spine: the original Georgian Planned Town around the Quayhead and the later urban extension of New Town to the east as these share common features. The two areas are composed of a mix of contiguous 18th, 19th and 20th century buildings which strongly adhere to the linear street plan with one, two, three and occasionally four storey buildings rising from the back of the pavement. The urbanism of these areas has further subtleties with both a hierarchy of streets and how the built fabric is used to frame views with certain key buildings acting as focal points. Architectural styles vary significantly, however buildings are overwhelmingly traditional with stonemasonry walls made with locally quarried stone from the Eileans, or blonde or red sandstone. The earlier Georgian structures are often covered in stucco and limewashed / painted. The later 19th and early 20th century buildings are of imported sandstone and West Coast or Welsh slate brought into the settlement by sea.

Through analysis of historic photographs it is clear that windows in the conservation area were typically timber sash and case windows with a variety of glazing bar patterns giving filigree to the buildings. This is now longer the case. With the exception of a few principal buildings - such as Garrison House which still retains timber window frames even if they are new or refurbished – the vast majority of buildings now have UPVC windows with a small percentage of aluminium framed windows. UPVC is now endemic in the conservation area. Slate roofs predominate with a handful of buildings having been re-roofed in concrete

tile or felt.

- 2.33 The Suburban Extensions: Bute Terrace, the late Georgian suburban extension of the original planned town, and the later sinuous wings of Victorian and Edwardian detached villas on Marine Parade and West Bay Road that wrap around the edges of Millport Bay to embrace the town. These areas are characterised by a mix of villas set in spacious grounds with a consistent, though widely spaced, building line. There are generally three styles: reflecting its age a simply proportioned Georgian neoclassicism predominates on the south side of Bute Terrace, while Marine Parade and West Bay Road are composed of a mix of diluted Victorian eclecticism with the occasional Art and Crafts feature – a very typical display of Victorian and Edwardian conservative middle class taste.

The public facades of the houses all face south over Millport Bay and the Eileans towards views of the Hunterston Peninsula, Little Cumbrae, Arran and Ailsa Craig beyond. However, some are screened by dense belts of trees for privacy. Boundaries are formed by either low dressed masonry walls with occasional railings or dense mixed hedging. Entrances are marked by emphatic gateposts often hinting at the style of the house.

- 2.34 The Designed Open Spaces: a large extent of the conservation area's open space is supplied within the grounds of both Garrison House and the Cathedral of the Isles. Both are formerly private open spaces or estates that have been subsequently been opened to the public. The grounds of both are enclosed within crenelated or buttressed boundary walls with emphatic gateways. Though the designed spaces and gardens of Garrison House have been eroded – there are a series of barrack huts scattered across the grounds that interrupt the flow of the gardens - there are still strong fragments remaining such as the sunken gardens in front of the house by the Arts and Crafts architect Robert Weir Schultz.

The grounds of the Cathedral are dominated by structure planting with a belt of trees enclosing the theological campus and an allee leading up to the flight of stairs to the Cathedral and college buildings. William Butterfield has carefully sculpted the grounds into a series of stepped terraces with the buildings of the campus embedded within these and a small graveyard sitting proud and providing an intimate foreground to the Cathedral.

- 2.35 The Old Harbour and Promenade: The interface between town and sea forms the final piece of the character of the conservation area. Rather than buildings this is composed of a mix of infrastructure and areas dedicated to leisure. It comprises the Pier, the Old Harbour at the Quayhead with its quays slipway and embankment walls, the drying greens at Clyde Street and Crichton Street, as well as the 1929 sea wall along Stuart and Guildford Streets which extends into the promenade through Kames Bay up to the paddling pool on Marine Parade while not neglecting the play area and paddling pool at West Bay. This zone has a mixed character. In part it has a practical if informal working character focused on the Old Harbour and Pier. The Old Harbour is populated by small fishing boats and the occasional pleasure craft while the Pier is used by larger fishing vessels for tying up. This area has considerable charm with its workaday details proving attractive to visitors to the town who often congregate there.

Associated with the Old Harbour, though remote, are the drying greens of Clyde Crichton Streets. These were used for drying the nets of the fishing fleet but are now used for leisure. Their narrow lawns transition into rocky outcrops and rock pools replenished at high tide. Extending out from the Old Harbour are other areas focused on the leisure uses associated with the town's tourism based economy. The promenade along the bay takes in the Crazy golf, the War memorial, the beaches at Newtown Bay and Kames Bay, the Strathwherry jetty, Crocodile Rock, and the paddling pool on Marine Parade. To the west extending around the small beach at Foul Port is a further paddling pool and play area on West Bay Road.

Townscape and Landscape Value

- 2.36 How people use, perceive and move through the town centre is as important as the history and the architecture. This Management Plan therefore considers both the quality and style of individual buildings and how they contribute to the distinctiveness of the urban area and Millport's sense of place.
- 2.37 The unfolding armature of Marine Parade, Kames Bay, Kelburn, Glasgow, Guilford, Stuart and Cardiff Street giving onto West Bay Road forms the principal route through the town centre and the only uninterrupted east - west route. It defines the town, revealing, from a distance, the picturesque highlights on the skyline – East Church, the spire of the Cathedral of the Isles, Cumbrae Parish Church set against a wooded backdrop while the Royal George and the pier project out into the waters of the bay. Up close the road skirts a high built quality backdrop comprising the variable massing, heights, ages, styles and materials of the buildings.
- 2.38 The contrasting pulse of detached villas on Marine Parade and Kames Bay gives onto a rigid line of buildings at the New Town that abruptly falls away to reveal the broad lawns and romantic Georgian Gothick revival profile of Garrison House. The urban wall of the original settlement is then restated at Guildford Street, all the while the views south are across the bay to the Eilean and Little Cumbrae. At the end of Stuart Street the road then turns north at the Quayhead into the double fronted enclosure of Cardiff Street, turning west again before the focal point of Millburn House, into West Bay Road where the steady pulse of Victorian villas is reasserted.

Archaeological Value

- 2.39 Beyond its appearance as an 18th century planned town, Millport has more ancient roots with evidence of Viking and early Scots settlements in the area. Because of difficulties in working in a built-up area, it has not yet been possible to carry out a systematic archaeological investigation of the archaeology within the Conservation Area; however, there may be archaeological evidence from the 18th century settlement and remains of early post medieval structures within the area encompassed by the growing town. Despite modern development, standing structures and deposits within the Conservation Area may retain archaeological evidence of the origins and development of the town, and of any earlier human activities on its site. Developments within the Conservation Area have the potential to provide information on the comparatively poorly understood origins and process of development of Scottish settlements before the mid-eighteenth century.

Natural Heritage Value

- 2.40 Millport has a mixed setting combining an estuarine, pastoral and agricultural setting but scattered throughout with semi natural woodlands, hedgerows and parkland trees.
- 2.41 The town's foreground is estuarine and dominated by the intertidal zones of rocky headlands as well as the beaches of Foul Port, Newtown Bay and most importantly Kames Bay which is designated as a Site of Special Scientific Interest. Kames Bay has this status as it is the best example of a shore dominated by sand on Great Cumbrae. The bay is regarded as the classic Scottish site for the study of intertidal marine biology. It has contributed more to the understanding of marine biology than any other stretch of beach in Scotland.
- 2.42 Kames Bay represents the seaward extension of a geological fault line. The rocky outcrops on the western side of the bay, which continue on to the Eileans and around the West Bay, are composed of old red sandstone and sandstone conglomerate, whilst the eastern side of Kames Bay extending out to Farland Point is of lower Carboniferous origin.

- 2.43 The foreground of the town also comprises a series of open spaces for the leisure use associated with the promenade. The areas towards the beach are simply laid out as grass lawns for people to sun themselves on or play games. The lawns are a focus for informal recreation and recreation. The tarmac strip of the promenade is broken up with the occasional area of brick paving incorporating seats and free standing planters. There is scope for enhancement of this strip. It would benefit from rationalisation, more careful selection of street furniture and potentially replacement of some of the brick paving with simply detailed greenspace. This would reduce need for planters.
- 2.44 The middle ground of the town is made up of the Urban spine. This is very built up and what little open space there is lies within the small elongated back gardens. There are occasional clumps of trees within these gardens for instance the mature trees within the feus of 24- 27 George Street.
- 2.45 The loss of trees in the backland areas is offset by the structure planting along the base of the embankment that forms the backdrop to the town. The buildings that form the south side of Howard street are addressed by mature tree structure planting associated with the properties and feus of Bute Terrace – the first suburban extension to the town. These trees have grown into tall dense canopies overhanging Howard Street. The tree belt extends back up the embankment in the form of an allee which forms a pedestrian extension to Churchill Street thereby linking the lower town to Cumbræ Parish Church and Bute Terrace. These trees are protected by a Tree Preservation Order
- 2.46 This strong structure planting re-appears again at the grounds of the Cathedral of the Isles. This also includes an allee, this time extending from the entrance gateway on College Street up a flights of steps to the terraces upon which the theological complex sits.
- 2.47 The tree belt along the College Street edge of the Cathedral grounds also extends along the base of the embankment to the north of Our Lady of Perpetual Succour. Contained within this tree belt is dense deciduous planting, possibly windblown, on what would have been the grounds of the former St Andrew's Home – the centre for the treatment of tuberculosis. This extends across the embankment to the former Free Church Manse, now Mansewood Nursing home, and on to Craig-En-Ros Road. To the east of the Craig-En-Ros Road is a further belt of mature trees that extends along George Street before heading to the north west along the boundary between the cul-de-sac and the former Gas Works. These trees are also protected by a Tree Preservation Order.
- 2.48 The suburban areas of the conservation area are characterised by large Georgian, Victorian and Edwardian villas in large planned gardens, with the villas of Marine Parade and West Bay Road set against a semi natural woodland backdrop. The trees contribute to the overall character and amenity of the conservation area and dominate the skyline of the town when viewed from across the bay.
- 2.49 Many gardens along Marine Parade and West Bay still support specimen shrubs, some of which date from the original planting of the gardens. However, they are largely devoid of specimen trees – probably due to a wish not to obstruct the spectacular views.
- 2.50 The gardens to the south of Bute Terrace are more elongated with formal planting of shrubs descending down the steep embankment to the dense tree belt along Howard Street that effectively screens the Georgian villas in these plots.
- 2.51 The gardens to the late Victorian and Edwardian to the north of Bute Terrace follow the later suburban pattern of Marine Parade and West Bay Road. The exception to this is the notable Scots Pine specimen tree within the private front garden of 11 Bute Terrace. Adjacent to this is Cumbræ Parish Church which is surrounded by a belt of mature trees which frame the church's clock tower.

- 2.52 The backdrop of the town is mix of raised beaches, embankments and bluffs. These in part retain their semi natural woodlands but have also been overlaid with the feus, villas and gardens of the first suburban extension to the settlement as well as the designed landscape of the Cathedral of the Isles and Garrison House. This fringe in turn gives on to a more open pastoral and agricultural setting that is compartmentalised by hedge rows, small field copses and the occasional farm.

3.0

KEY ISSUES



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- 3.1 The conservation, alteration, maintenance, and re-use of historic properties and sites within conservation areas must be carried out in a careful, sympathetic manner if an adverse impact is to be avoided. A balance has to be sought between the conservation value of the townscape, historic property or site and the need for redevelopment or intensification of use. The objective, with existing historic fabric, should be to find a new economic use which is viable over the longer term with minimal impact on the special character of the conservation area.

Statutory and Advisory Context

- 3.2 The current national legislation for conservation areas is the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 which provides the framework for the designation of conservation areas. The pertinent sections of the Act are Section 61 which defines a Conservation Area as *“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”*; and Section 63 of the Act which states that *“it should be the duty of the planning authority to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are Conservation Areas.”*
- 3.3 Additional guidance is included in Scottish Government’s Planning Advice Note *PAN71 - Conservation Area Management* which complements national policy supplying further advice on the management of conservation areas. Further advice is supplied in:
- Scottish Planning Policy (SPP) February 2010
 - Scottish Historic Environment Policy (SHEP) July 2009.
 - Planning Advice Note 2/2011: Planning and Archaeology
 - Scottish Executive, Designing Places – A Policy Statement for Scotland (2001).

Local Policy Framework

- 3.4 This management plan has been adopted by North Ayrshire Council as ‘Supplementary Planning Guidance’ and it is therefore a material consideration in the determination of planning and listed building applications affecting the conservation area. Owners, agents, and professional advisors should therefore take account of its recommendations within their proposals from the outset.
- 3.5 Provision is made under Section 22 of the Planning etc. Scotland Act 2006 for the preparation of supplementary guidance in connection with a Local Development Plan and to provide more guidance on specific policy areas. Such guidance should be read in conjunction with the Local Development Plan, forming part of a linked series of development management tools which will safeguard the character and amenity of our built environment.
- 3.6 The proposed North Ayrshire Council Modified Local Development Plan Part 2 Detailed Plan Policies February 2013 contains Built Heritage policies and objectives.

Key Challenges identified in the Conservation Area Appraisal

- 3.7 **Loss of Architectural Detail** – Original architectural details form the key defining characteristic to the appearance and value of the Conservation area. Their retention and repair is the key criterion in the area’s preservation and enhancement. Insensitive shopfront alterations including inappropriately sited roller shutters, replacement doors and windows, removal of cast iron decorative railings and gates have to some degree eroded the special character of the conservation area.

- 3.8 **Insensitive alterations and insertions** – the roofscape of the buildings in the conservation area is highly visible from across the bay. However, there have been many alterations and insensitive insertions into historic roof fabric. New dormers or even entirely new roofs to accommodate further floor space, have had an impact on the proportions of the original property. Examples include the conjoined pediment of 10, 11 and 12 Guilford Street where an insensitively enlarged window and associated dormer have unbalanced the proportions of the symmetrical Georgian elevation.
- 3.9 **Use of inappropriate materials** – Whilst some of the historic fabric is in good condition where modern materials have been introduced for purposes of repair this has led to a loss of the special character of the conservation area. Examples include the endemic replacement of timber sash and case windows with unsympathetic UPVC or aluminium framed windows of differing proportion, inappropriate render and repairs utilising cement based products or linostone and insensitive roof repairs using incorrectly sourced slate or other roofing products.
- 3.10 **Gap sites** – the strong sense of spatial enclosure that characterises the original Georgian Planned town and later urban extension of New Town is undermined by gap sites in two locations. While one has been attractively landscaped the second has a negative impact and presents a threat to the integrity of the Conservation area
- 3.11 **Public realm** – the impact of traffic management schemes including road markings, traffic signage as well as road and pavement maintenance has a significant effect on the special character of the conservation area.

Key Issues Arising from Conservation Area Appraisal

- 3.12 Historic places are a product of a process of refinement and change over generations to meet the needs of existing populations. Pressure for change can, however, present difficult issues which can erode the special character and distinctiveness of a place. Economic changes, population movement, and other issues can result in obsolescence, neglect and deterioration of the physical fabric and erosion of their character and distinctiveness. Change, however, can also provide opportunities for intervention and enhancement. Understanding the dynamics of an historic environment is therefore important in securing its future.
- 3.13 Five key issues have been identified as part of the development of a conservation strategy for Millport:
- 3.14 **Development and Change.** Any conservation area can be harmed by inappropriate or insensitive development. In a conservation area such as Millport however, insensitive demolition, or inappropriately scaled or designed new buildings or extensions and alterations to existing properties can have a disproportionately adverse impact because it is comprised of a mix of both tight enclosed streetscapes contrasted with more sinuous roads along the edge of Millport Bay which provide frequent views of individual properties.

- 3.15 Great care will be required to either avoid demolition in the first place, or in the massing, design and scale of any new buildings or proposed extensions both within and adjacent to the conservation area. Care is needed so as to ensure that no adverse impact occurs in terms of either the erosion of the contiguous urban wall of buildings that comprise the original planned town and New Town extension, or development that could impinge on the rhythm and spacing of detached villas in the Bute Terrace, Marine Parade and West Bay sections of the conservation area. Particularly sensitive sites include:
- The public toilets and former Pier offices and stores on the Old Pier - highly visible but in poor condition and in need of investment.
 - The gap site occupying the location of the former cottages at 37 – 35 Cardiff Street at the junction of Cardiff and Crawford Streets.
 - The gap site between 14 -18- Miller Street, extending through to of 6 Crawford Street.
- 3.16 Alterations to historic fabric also require consideration and sensitive thought. The roofscape of conservation area is highly visible from across Millport bay. However, there have been many alterations and insensitive insertions into historic roof fabric. New dormers or even entirely new roofs to accommodate further floor space, have had an impact on the proportions of the original property. Examples include the conjoined pediment of 10, 11 and 12 Guilford Street where an insensitively enlarged window and associated dormer have unbalanced the proportions of the symmetrical Georgian elevation.
- 3.17 Roof top extensions and new dormers within the conservation area require thought so that the proportions of the original building are not eroded thereby undermining the special character of the conservation area.
- 3.18 **Ownership, management, and use.** Maintenance and enhancement of the quality of the economic and social fabric of the historic environment is vital if it is to be passed on in good order to future generations. Derelict and underused buildings together with gap sites can all contribute to economic blight and act as a barrier to regeneration. This has resulted in the identification of four Millport buildings on Scotland's Buildings at Risk Register as being at risk due to vacancy:
- **12 Crichton Street** – a B listed two storey, 3 bay Georgian townhouse from the late 18th century which has significant problems to roof, building fabric and windows, including structural issues. It is effectively a shell.
 - **7 Miller Street** – an unlisted, either roofless or with dilapidated flat roof 3 bay single storey building. It is currently boarded up, unmaintained and in poor condition.
 - **The East Church on Glasgow Street / George Street** – an unlisted but prominent local landmark dating from 1857. The Church halls fronting onto George Street are abandoned with the rear half of its roof in poor condition. There are possible structural issues at the wall head facing George Street. The bellcote above the south gable of the former Church has lost its louvers and the tracery within the lancet arch housing the bell is missing.
 - **The Garrison Stables, 3 Clifton Street** – 'B' Listed former stable blocks that sits within the curtilage of Garrison House. Two buildings interlock to form a courtyard.
- 3.19 In addition there is a further building that, though it is in reasonable condition, merits attention due to loss of original architectural detail:
- **1 to 6 Stuart Street** – the unlisted former Cumbrae Hotel. The older west wing of the building has lost its architectural detail.

- 3.20 The appraisal also considers two further potential priority buildings:
- **Cumbrae Parish Church** – prominently sited on the Millport skyline the building has roof and structural problems and the congregation are actively seeking to build a new church elsewhere in Millport i.e. it is at risk of redundancy.
 - **Town Hall** – an imposing if architecturally understated property overlooking the Garrison House grounds. There is some doubt regarding its future and some fabric repairs are clearly likely to be required in the short to medium term.
- 3.21 In addition prevailing economic and social issues have led to significant levels of vacant and underused retail and commercial properties at ground floor level within the Stuart, Guildford, Glasgow and Kelburn Street retail core of the town. The current approach to solving this problem is to convert former retail units to domestic use. While this solves the problem of vacancy it may be self defeating in that the number of former retail units is now approaching a threshold where certain retail areas are increasingly fragile. The parade of shops has grown patchy and thinner, leading to loss of custom. This has a detrimental impact on both Millport's conservation area and economy.
- 3.22 Key areas for action include Glasgow Street where, though there was a significant parade of shops, pubs, cafes and food outlets for much of the 20th century, very few retail units remain. It maybe that for Glasgow Street the threshold has already been passed and efforts should focus on ensuring that the retail parade on Stuart and Guildford Streets is not similarly eroded.
- 3.23 **Physical condition.** One of the greatest threats to any heritage site is loss of primary fabric through decay and damage thus reducing the authenticity of the site. The condition of the buildings varies significantly on a property-by-property basis and although there are numerous examples of well-maintained repaired structures, there are also some in a much poorer state. The survey has identified four underlying threats to the historic fabric:
- A general lack of maintenance over an extended period.
 - Inappropriate or ineffective modern repairs such as widespread use of cement pointing and proprietary stone repair products.
 - Building fabric which is approaching or has reached the end of its natural life, and which now requires significant repair work.
 - Loss of architectural details, for example replacement of original timber windows with modern plastic substitutes, the loss or poor repair of traditional shopfronts and the introduction of unsympathetic modern shopfronts or inappropriate signage.
- 3.24 **Public Realm.** The existing streetscape including road and pavement maintenance, design and coordination of street furniture, lighting, signage, and car parking all have a significant impact on the character of the area.
- 3.25 **Landscape.** Mature trees are an important element of the Conservation Area, making a positive contribution to views within and across Millport as well as amenity and environmental value. Age and limited management in some areas of the town has taken its toll. Particular issues include:
- There is considerable scope around Millport to undertake planting of individual boundary and parkland/field trees to replace those that have been lost or are approaching the end of their useful lives.
 - There is considerable scope to carrying out a programme of crown lifting and thinning out of branches to trees at key locations such as the allee on Churchill Street which is so densely overgrown so as to obscure views to Cumbrae Parish Church.

- 3.26 **Understanding.** Consultation undertaken during the course of this study indicated that the history and value of both the individual buildings and the wider townscape is poorly understood. A further problem, and one which affects the whole of the country, is a poor understanding of how historic sites should be sensitively maintained and adapted to modern use. It is this wider educational problem which fosters much of the incremental damage which we see throughout the historic environment.

Consultation Process

- 3.27 Community Consultation took place on 7th August 2013 with key stakeholders and members of the community. The meeting involved a presentation describing North Ayrshire Council's proposal to submit a Stage 1 bid to Heritage Lottery Fund to potentially operate a Townscape Heritage Initiative (THI) in Millport and explain how this process would involve the production of both a Conservation Area Appraisal and a Conservation Area Management Plan.
- 3.28 The hour long presentation took the audience through a brief history of Millport, outlined the reasons why the conservation area had been established and what the problems and issues were within the conservation area. The THI bid team explained to the attendees that the bid offers the opportunity to receive funding from the Heritage Lottery Fund and if successful could include the introduction of a small grants scheme for private property owners, focus on a number of key priority buildings in Millport and improvements to the public realm.
- 3.29 Further to the presentation there was a question and answer session on issues within the conservation area such as controlling the proliferation of satellite dishes and questions about how the grants could be applied for and what were the conditions.
- 3.30 The presentation was attended by 20 people and was well received. It was followed by a two hour 'Walk and Talk' – a guided tour around key buildings, streets and spaces within the Millport Conservation Area. This helped generate discussion amongst all participants about the condition of buildings and public spaces in Millport.
- 3.31 The event will be followed up by a further consultation meeting to allow residents to have further commentary on the final draft CAMP document.

4.0

STRATEGIC OBJECTIVES



4.0 STRATEGIC OBJECTIVES

- 4.1 The historic environment is a finite and non-renewable resource. Maintaining and enhancing the economic and social fabric of the historic environment is vital if the variety, quality and special characteristics of this resource is to be sustained for future generations. Avoiding the neglect and loss of built fabric and promoting the efficient use and reuse of land and buildings within the historic environment are the two key ways of achieving this.
- 4.2 In order to do so, the Conservation Area Management Plan has identified eight strategic objectives:
- **CAMP 1.0** Specifying the criteria that will be applied to proposals for the alteration, extension, demolition or reuse of listed buildings and for important unlisted buildings within conservation areas in order to ensure that their value is not adversely affected by inappropriate change.
 - **CAMP 2.0** Identifying tests that will be applied to development proposals within the conservation area, within the curtilage of listed buildings, and backland areas which may have an impact on the character of the individual properties and the townscape generally.
 - **CAMP 3.0** Highlighting priorities for enhancement programmes, indicating sites and areas for which development briefs, design guides, character appraisals, and other relevant guidance to assist developers. This will include support for existing uses and measures to encourage reuse of empty properties.
 - **CAMP 4.0** Outline proposals for the preservation and enhancement of the wider townscape including recommendations for upgrading of the streetscape, management of existing planting, and opportunities for the reintroduction of missing features. This will include an Article 4 direction and robust enforcement policy in order to minimise the risk posed by unauthorised works.
 - **CAMP 5.0** Providing a range of resources to support the effective conservation of the historic townscape including, where appropriate, financial assistance together with technical support and guidance for property owners.
 - **CAMP 6.0** Supporting the need to identify, survey, schedule all significant sites, structures, buildings, landscapes and battlefields of archaeological or historical interest in or around the study area, and ensure that all archaeology is retained, protected and preserved in situ within an appropriate setting.
 - **CAMP 7.0** Supporting the understanding, interpretation and conservation of the study area through an appropriate programme of education and outreach.
 - **CAMP 8.0** Providing for the establishment of appropriate consultation and review mechanisms

Conservation Guidelines

- 4.3 This section of the conservation area management plan sets out the steps which North Ayrshire Council will take to deliver the strategic objectives set out previously. It sets out 17 recommendations. These should be read in conjunction with key sections of the North Ayrshire Council Modified Local Development Plan (February 2013) and key North Ayrshire Council Supplementary Planning Guidance, in particular:

Local Development Plan

- Policy TC1: Town Centres
- Policy HE 1: Conservation Areas
- Policy HE 3: Listed Building Restoration
- Policy HE 4: Scheduled Ancient Monuments and Archaeological Sites
- Policy ENV 8: Coastal Zone
- Policy ENV 11: Aquaculture

Supplementary Planning Guidance

- Rural Design Guidance]
- Design Guidance - Single Houses in Rural Areas
- Coastal Design Guidance
- Neighbourhood Design Guidance
- Town Centre Design Guidance
- Advertisement Policy
- Advice Note - Window Design for Conservation Areas & Listed Buildings

- 4.4 For each of the strategic objectives there is a section which outlines the AIMS, a section of the specific ISSUES, and then a section on DELIVERY, which identifies short (up to 12 months), medium (one to two years) and long term (up to five years) periods. The degree to which DELIVERY is implemented is going to be dependent on resources.

CAMP 1.0: Alteration, extension, demolition or reuse

- 4.5 The AIM of this recommendation section is to encourage high quality, contemporary design in a variety of scales and styles appropriate to the conservation area without introducing an unduly prescriptive design style as this might dilute the mix of building form along the principle streets within the town centre core of the Conservation Area or detract from the quality, and setting of the individual villas within the more suburban sections of the Conservation Area.

- 4.6 It is acknowledged that Development over the last 25 years has not adopted a consistent approach and a variety of styles have been employed over this time, some of which are of variable quality. By proposing these policy guidelines North Ayrshire Council is seeking to gradually improve the overall character of the area over the next five to ten years. It will be a gradual and incremental approach that will take its cue from the guidance already outlined in the Supplementary Planning Guidance:

- Rural Design Guidance
- Design Guidance - Single Houses in Rural Areas
- Coastal Design Guidance
- Neighbourhood Design Guidance
- Town Centre Design Guidance

4.7 Amongst the ISSUES which will be considered in determining any such applications will be:

- The position of the application site How prominent is the site within the streetscape and is it visible on key approaches within the conservation area? What contribution does it make to the overall character of the conservation area?
- Quality of buildings. Are the buildings on the site and immediately adjacent substantially unaltered, or a particularly good example of their type? What are the principle elevations and how will the proposals affect them?
- Rhythm and Massing. Does the proposed design respect the rhythm of the existing feus, the varied massing of the conservation area, and reinforce the street line? If the backlands of a site are important, do the proposals maintain the historic land use pattern?
- Design Approach. Whilst small scale alterations may adopt the palette of materials and finishes of the original building, it is anticipated that high quality contemporary design will be used for larger works but they should reflect the overall character of the area through careful use of materials and textures. New work must meet the tests for high quality contemporary design set out in the Supplementary Design Guidance.
- Service Infrastructure. Works such as services (for example satellite dishes or telecommunications) can have a disproportionate impact on the integrity of both existing and proposed works and should not be ignored. What fixtures are likely to be needed and would they have an adverse impact, are they necessary, can they be better located, and do alternative locations exist?

4.8 It is anticipated that DELIVERY of this recommendation will begin for all applications submitted following adoption of the conservation area management plan. The area of greatest priority will be the Crichton Street to and Kelburn Street corridor, however consideration will also be given to Secondary link streets and those backlands areas along Howard and George Streets which are visible from the Promenade.

Recommendation CAMP 1.1: North Ayrshire Council will ensure that the design and construction of any alterations to historic buildings or townscape will seek to reconcile the new to the old so that the significance of the old is preserved and enhanced, not diminished. In order to achieve this objective, North Ayrshire Council will seek to ensure that:

- (a) The original historic building is the focus in any development scheme. Alterations and extensions to existing buildings are informed by the existing character, form and special qualities of the building.
- (b) All alterations, extensions and new structures are well designed and of a quality commensurate with the historic buildings and the character of the site
- (c) New work to existing buildings does not imitate original work so closely that new and old become confused. Substantial alterations and insertions might have a strong character of their own while minor works should not draw attention to themselves and should be of high design quality, "of their time", and complement rather than parody existing buildings.
- (d) The exception to (c) may be made in the case of shopfront enhancement. Where an existing shopfront is unsympathetic, and there is sound research and physical evidence of what was once there, it is often possible, and appropriate, to reinstate the earlier frontage.
- (e) New utilities, mechanical and electrical services are planned to minimise their impact and avoid damage to any building fabric, features, artefacts, historic services or below ground archaeology of significance.
- (f) The design of major new extensions or alterations involves wide ranging consultation with statutory planning authorities, specialist amenity societies and other stakeholders.

Recommendation CAMP 1.2: Major development proposals affecting listed buildings or adjacent sites will be accompanied by a conservation statement or management plan undertaken in accordance with Historic Scotland guidance and comprising:

- (a) A desk assessment of all available information regarding the historical development of the site, structure or building, including date of construction, notable alterations, former uses or historical associations, and archival data from NMRS, SCRAN, North Ayrshire Council and other bodies.
- (b) An appraisal of the existing property including all existing buildings and the upstanding remains on the site by means of drawings and photographs, identification and dating of the historic fabric within the property, and identification of historically or architecturally important elements therein.
- (c) Details of consultation with key stakeholders including Historic Scotland, and amenity bodies such as Scottish Civic Trust and local Millport amenity societies.
- (d) A detailed design statement setting out the underlying design approach, the designer's response to site specific and development brief issues, an assessment of the impact upon the heritage resource (for example loss of, or alteration to, historic fabric), and any appropriate mitigation measures proposed to obviate damage to the historic environment.

North Ayrshire Council will develop a model brief/plan which applicants can use in order to ensure a consistent approach to the scope and format of such statements/plans and thereby expedite determination of associated development applications

Recommendation CAMP 1.3: There will be a presumption against demolition (including substantial partial demolition or façade retention) of any buildings within the conservation area constructed prior to 1945, including outbuildings and associated permanent structures within backlands areas. Due to their location within an area of potential archaeological sensitivity, demolition of structures dating from after 1945 might justify the attachment of condition(s) requiring archaeological mitigation even if their demolition raises no other issue.

Proposals for demolition will not be considered in the absence of a detailed assessment / appraisal that reflects Scottish Historic Environment Policy demonstrating to the satisfaction of North Ayrshire Council that the building cannot be retained in accordance with North Ayrshire Council's emerging Modified Local Development Plan (issued February 2013) Policy HE1 Conservation areas and that the replacement will be of a standard at least commensurate with the original. Demolition must not begin until contracts have been let for the approved development.

Where a building is considered to be in a dangerous condition then advice will be sought from North Ayrshire Council building control department prior to reaching a final decision. In such circumstances the preferred approach will be to first secure the site against public access, if practicable, rather than demolition pending agreement of a way forward. Where feasible a record of a structure should be made prior to demolition.

CAMP 2.0: Assessment of Development Proposals

- 4.9 The AIM of this policy guidance section is to encourage high quality, contemporary new-build design to a variety of scales and styles appropriate to the conservation area but still without introducing an unduly prescriptive design style which might dilute the special qualities of the four different character zones identified within the Millport Conservation Area.
- 4.10 The ISSUES and criteria applied to the assessment of such applications will mirror those set out at CAMP1.0 however due to the impact which a large new-build development can have on an established conservation area the level of detail considered will be greater. Applicants will be encouraged to carry out pre-application consultation with North Ayrshire Council and other groups in order to ensure that the design is focussed from the outset. Applicants will also be encouraged to refer to the design principles outlined in the Supplementary Planning Guidance:
- Rural Design Guidance
 - Design Guidance - Single Houses in Rural Areas
 - Coastal Design Guidance
 - Neighbourhood Design Guidance
 - Town Centre Design Guidance
- 4.11 DELIVERY of this recommendation will begin for all applications submitted following adoption of the conservation area management plan and will apply throughout the conservation area, including renewal of extant consents.

Recommendation CAMP 2.1: North Ayrshire Council will provide clear, concise guidance for the design and construction of any new buildings within the Conservation Area. This will include:

- (a) Indications as to which sites are considered suitable for development and redevelopment, together with the types of uses which might be acceptable.
- (b) General design guidance as to appropriate styles, forms, and materials of construction.
- (c) Site specific design briefs for key sites incorporating inter alia details of acceptable use(s), massing, scale, building lines, and where appropriate overall form.

Recommendation CAMP 2.2: The following development principles will be applied regarding the design and construction of any new structures within the conservation area:

- (a) All new building or extensions should be limited to development which benefits the regeneration of the conservation area as a whole or otherwise support the policies and objectives of the conservation plan.
- (b) Permission will not generally be granted for new buildings or new or intensified uses which could be housed to optimum effect within vacant historic buildings within the conservation area.
- (c) All new structures should be well designed, of a quality at least commensurate with the historic buildings and the character of the site. The design should be informed by the inherent character, form and special qualities of the existing historical building.
- (d) New buildings and structures should not imitate original work so closely that new and old become confused. Substantial buildings or structures might have a strong character of their own while minor works should not draw attention to themselves. All work should be of high design quality, "of their time", and complement rather than mimic existing buildings.
- (e) New developments should respect historic building plots, respect building/façade lines, and maintain historic street patterns. When inserting new developments particular care should be taken to respect the various qualities of each of the four identified character zones (The Urban Spine, the Suburban Extensions, the Designed Open Spaces, the Old Harbour and Promenade). Where already diluted by modern alterations, new developments should generally seek to restore the original relationship and hence contribute to the heritage focus of the conservation area.
- (f) The design of major new structures should involve wide ranging consultation at an early stage in the process with the statutory planning authorities, specialist amenity societies and other stakeholders.
- (g) All applications will be submitted with a detailed design statement incorporating a conservation statement as set out at CAMP1.2.

CAMP 3.0: Regeneration

- 4.12 The AIM of this policy guidance section is to provide support for existing uses within the conservation area and encourage reuse of empty or underused properties in order to reinforce the character of the conservation area and minimise neglect of buildings.
- 4.13 North Ayrshire Council recognises that the seasonal nature of the tourist sector and depressed economic conditions at the time of writing, together with the relatively close proximity to Millport of regional and national retailing centres in Largs and Glasgow, raise particular challenges in maintaining a broad economic base and thus avoid vacancy of retail space. A flexible approach will be required to assist existing buildings and existing uses, encourage new uses in vacant premises and possibly realigning the retail provision to different, and more profitable, niche markets.
- 4.14 ISSUES which North Ayrshire Council will consider in determination of such applications will include:
- Whether a greater degree of extension and/or alteration to existing buildings than might normally be acceptable would be considered if it can be adequately demonstrated that there is a site-specific requirement which will support an established economic use in the longer term.
 - Whether such greater intervention might similarly be acceptable where it allows a building which is not capable of economic use to be brought back into productive occupation. Has the applicant demonstrated that all reasonable states have been undertaken to market the building in its current condition and that such alterations are essential?
 - Has the applicant demonstrated a balanced approach to key heritage interests, maintaining features of greatest significance and managing change to the minimum required?
 - Is there the possibility to review requirements for parking or amenity space which might otherwise prevent reuse of a building, working closely as required with the North Ayrshire Council Roads and Building Control departments?
 - Would proposals for new development for commercial or retail purposes out with the conservation area displace existing users and contribute to further vacancy levels?
- 4.15 DELIVERY of this recommendation will require a joint approach between a range of interests including North Ayrshire Council, business interests, and regeneration agencies. North Ayrshire Council will seek to set up a working group within 6 months of adoption of this plan and agree a co-ordinated strategy within 12 months. Recommendations CAMP 3.1 and 3.2 will be implemented from the date of adoption but may evolve operationally during this initial period.

Recommendation CAMP 3.1: North Ayrshire Council will actively encourage the identification of sustainable new uses for vacant and underused buildings and retail space compatible with their fabric, setting, character, and special interest. Potential developers should, as part of their proposals, carry out:

- (a) An assessment of the immediate and longer term impact of any proposals on the heritage value of the conservation area and the identification of any mitigative measures as may be required.
- (b) Consultation with stakeholders, the wider public and appropriate statutory authorities such as Historic Scotland in developing the proposals.
- (c) A business appraisal of any new uses proposed for the properties in the area, assessing the capital and long term revenue funding issues of the proposals, ensuring that the proposed uses are sustainable and can provide a sufficient revenue stream to maintain the property concerned in good order.

Recommendation CAMP 3.2: North Ayrshire Council will pay particular regard to the economic sustainability in the determination of consent applications within the Millport conservation area. Consideration will be given, in particular, to:

- (a) Any adverse impact of change of use from retail to residential on the retail and visitor economy within the conservation area which may act as a disincentive to business investment.
- (b) The impact of the proposed development on views to or from the conservation area including removal or obscuring of key landmarks.

Recommendation CAMP 3.3: North Ayrshire Council recognises the range of stakeholders with an interest in Regeneration and will help establish a working group to oversee the effective regeneration of the conservation area. The functions of the liaison/management group will include:

- (a) Consultation on key aspects of the conservation area management plan including an appropriate and regular review mechanism.
- (b) Co-ordinating the work of various local and public authorities with responsibilities for the town centre generally and the conservation area in particular.

CAMP 4.0: Enhancement And Protection

- 4.16 In considering streetscape and natural heritage issues, the AIM of North Ayrshire Council is to introduce more sympathetic materials and reinforce or reinstate existing planting which has been lost. The key ISSUES for North Ayrshire Council are:
- The introduction of a more sympathetic palette of materials within the core conservation area, notably around the Quayhead and along Stuart and Guildford Streets creating a more suitable environment for pedestrians and occupiers
 - Controlling potentially intrusive features such as signage and street furniture, avoiding excessive use of standard fixings which may detract from the character and architecture of the area
 - Avoiding the loss of important mature planting helping define the policies of individual feus or on natural boundaries such as the embankments framing the town. Where this is not possible for management reasons, can appropriate compensatory measures be introduced?
- 4.17 It is recognised that DELIVERY will require a cross-department coordinated approach and development of publically-funded urban realm works may not be achievable immediately due to budgetary constraints. The objective will be to introduce increased planning controls for new applications immediately following adoption of this plan, but with pro-active improvements following as funding permits.

Recommendation CAMP 4.1: Detailed proposals for the townscape and hard landscaping within the conservation area must also be based upon a comprehensive analysis and heritage impact assessment of proposals on a case-by-case basis, however In general terms North Ayrshire Council will seek to:

- (a) Ensure that key vistas are maintained, framing and reinforcing existing views and streetscapes together with restoration of the townscape where damaged through, for example, inappropriate new development or demolition.
- (b) Remove clutter and inappropriate street furniture where it has an adverse impact on the character and amenity of the conservation area, for example where it blocks key views or impinges upon important historic properties.
- (c) Incorporate pedestrian-friendly access, or shared surface, in particular within the Quayhead area.
- (d) Maintain the existing, largely historic balance of soft and hard landscaping and take full account of the adverse impact which broad-brush redevelopment could have on an important urban landscape.

Recommendation CAMP 4.2: North Ayrshire Council will build upon the recommendations of this conservation area management plan, and consider the development of a townscape/landscaping masterplan setting out a framework for future works within the Conservation Area. This should be agreed with all relevant stakeholders, including Historic Scotland, prior to implementation.

- 4.18 In implementing this conservation management plan, the AIM of North Ayrshire Council is to have a clear and robust toolkit of powers which can be applied. The main issues which North Ayrshire Council will consider in developing such a toolkit will include:
- Measures to ensure that unauthorised development does not occur and that where works commence, they are identified at an early stage and remedial operations put in hand.
 - Steps to minimise the risk that buildings will fall into significant disrepair whereby their character and use might be adversely affected.
 - Reducing the scope for inappropriate permitted development through the use of an article 4 direction.
 - A clear and realistic strategy for enforcement.
- 4.19 North Ayrshire Council already has procedures in place addressing some of these issues. It is therefore anticipated that a revised and coordinated guidance suite will be put in place within 12 months from the date of adoption

Recommendation CAMP 4.3: North Ayrshire Council will carefully select the right tool from its statutory powers to prevent further deterioration, decay and inappropriate repair of properties within the conservation area, including:

- (a) The implementation of a regular monitoring/assessment programme of all properties within the conservation area in order to identify any areas of deterioration or concern.
- (b) The serving of repair notices setting out such works as are reasonably required to maintain or return properties to a structurally secure, wind and watertight condition in accordance with sections 42-45 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- (c) The carrying out of emergency repair works as required for preservation where an owner refuses to do so, recovering such sums as are expended, all in accordance with sections 49, 54, and 55 of the 1997 Act.
- (d) As a last resort, the compulsory acquisition of listed buildings in need of repair, including such land as might be required for the works or for preservation of the building, in accordance with sections 42, 43, 54, and 55 of the 1997 Act. In this regard, where an owner has deliberately allowed a property to fall into disrepair in order to secure its demolition and thereafter realise the development value of the site then consideration will be given to an application to the Sheriff for minimum compensation to be paid.
- (e) The use of Amenity Notices under Section 179 of the Town and Country Planning (Scotland) Act 1997.
- (f) The publication of clear, specific enforcement policy and how North Ayrshire will apply them to the Conservation Area.

- 4.20 Ordinarily, small scale developments such as extensions and alterations to dwelling houses, stone cleaning, and painting may require permission. In Conservation Areas permission for these developments is always required.
- 4.21 Article 4 Directions can further reduce these rights and are an effective mechanism for controlling the gradual proliferation of relatively minor alterations to buildings which can cumulatively lead to the erosion of the reasons for designating areas. The making of an Article 4 Direction does not preclude such development from taking place, but does bring it within the local planning authority's control.

- 4.22 The November 2011 enactment of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 removed permitted development rights for householders in all conservation areas throughout Scotland. This includes enlargements and alterations to dwelling houses. The new restrictions are covered in a series of Classes (Class 1A, 1B, 1C, 1D, 2A, 2B, 3A, 3B, 3C, 3D, 3E and 4A), outlined in Part 1 and Part1ZA of the schedule accompanying the amendment. The new classes are substitutes for the restrictions outlined in the previous classes 1- 6 which accompanied the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. The wording of the new classes supplies greater protection for conservation areas in Scotland. Nevertheless further controls will still be required for the erection of gates/walls/fences/and access ways (classes 7 and 8), temporary buildings and uses (classes 14-15), and development by local authorities (class 30). These would all be appropriate for Millport. An Area of Special Advertisement Control may also be appropriate.
- 4.23 The Scottish Government is currently considering extending permitted development rights to a range of domestic and small-scale non-domestic microgeneration equipment, for example the installation of solar PV or thermal equipment or roofs however it is not anticipated that this will extend to conservation areas.
- 4.24 North Ayrshire Council is committed to encouraging greater use of renewable energy sources within the built environment but recognises that not all sites may be suitable. It will therefore monitor the emerging permitted development rights and, if required, include these in the proposed Article 4 Direction to ensure that the conservation area and key views (from example north from Bridgend to the centre of the town) are not adversely affected.
- 4.25 Essential public services such as telecommunications or electrical supply requires equipment such as transformers, overhead lines, and substations. This is currently permitted development (class 40, 43A, 68) North Ayrshire Council will consider whether such works on or immediately adjacent to the Crichton Street to Kelburn Street corridor should be included within an Article 4 Direction in order to protect the character and amenity of the core conservation area.
- 4.26 It is proposed that this will receive consideration as part of an enforcement and control policy.

Recommendation CAMP 4.4: North Ayrshire Council will bring forward an Article 4 Direction and will carry out a review in order to establish the need for further controls in respect:

1. Erection of gates, walls, fences, and access ways.
2. Temporary buildings and uses.
3. Development by local authorities.
4. Microgeneration equipment generally.
5. Private access roads, tracks, and driveways.
6. Utility installations

North Ayrshire Council will also consider Directions for Statutory Undertakers' works within particularly significant parts of the Conservation Area. This significant area may be represented by reference to Archaeological Consultation Trigger Areas on North Ayrshire Council's GIS.

CAMP 5.0: Support for Building Owners

- 4.27 The AIM of North Ayrshire Council is to provide assistance which supports the effective conservation of the historic townscape including guidance for property owners, training for contractors, educational activities, and where possible investigation of grant funding opportunities.
- 4.28 In developing a strategy, the ISSUES identified include:
- The challenge posed by the traditional craft-based repair of work items such as stonemasonry and slaterwork, combined with a limited number of contractors able to undertake the work and the need to make owners aware of the best way forward.
 - The additional costs that may be incurred in using these traditional materials in contrast to less appropriate modern materials and the financial challenge this can pose.
 - The opportunities that a coordinated conservation strategy offers for interpretation and education, for example regarding the history of the town and individual buildings of note.
- 4.29 It is recognised that DELIVERY may not be achievable immediately due to budgetary constraints. The objective will be to introduce these measures over the next five years, working with other stakeholders and funders.

Recommendation CAMP 5.1: North Ayrshire Council will bring forward a scheme which addresses the general poor condition of the built fabric and the need for appropriate standards of care and maintenance in order to ensure that the historic fabric is protected and preserved. This will include:

- (a) The publication of clear and concise guidelines as to appropriate standards of maintenance and repair, and appropriate materials, within the Conservation Area and listed buildings.
- (b) Providing support for property owners, contractors, and professional consultants through the publication of a maintenance guide together with follow-up seminars.
- (c) The provision of grants and other financial assistance through, for example, the CARS and THI schemes as a means of encouraging owners to bring their buildings back into an acceptable condition and ensuring that there is not an unduly onerous additional financial burden due to the protected nature of the property.

CAMP 6.0: Archaeology

- 4.30 The AIM of North Ayrshire Council is to retain, protect and preserve in situ within an appropriate setting, all Scheduled Ancient Monuments and Candidate Scheduled Ancient Monuments.
- 4.31 In developing a strategy, the ISSUES identified include:
- Identification of all significant sites, structures, buildings, landscapes and battlefields of archaeological or historical interest in or around Millport
 - The surveying and scheduling of all significant sites, structures, buildings, landscapes and battlefields of archaeological or historical interest in or around Millport
 - No relaxation of the principle of preservation in situ even in 'exceptional circumstances'. A precautionary approach is proposed for candidate sites.
- 4.32 It is recognised that DELIVERY may not be achievable immediately due to budgetary constraints. The objective will be to introduce these measures over the next five years, working with other stakeholders and funders.

Recommendation CAMP 6.1: North Ayrshire Council will review all proposals against the Modified Local Development Plan Policy HE 4: SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES

- Proposals for development, which would adversely affect the site or setting of a scheduled Ancient Monument, shall not accord with the LDP

- 4.33 The AIM of North Ayrshire Council to retain, protect and preserve in situ in an appropriate setting, unscheduled archaeological heritage.
- 4.34 In developing a strategy, the ISSUES identified include:
- Identification of all significant sites, structures, buildings, landscapes and battlefields of archaeological or historical interest.
 - Consideration, in line with current national planning policy on archaeology, of preservation in situ, unless material considerations dictate otherwise.
 - Where it can be demonstrated that the preservation of the archaeological interest in situ is not possible, planning approval will be conditional upon satisfactory compliance with a programme of archaeological work, a written scheme of archaeological investigation, archaeological protection, mitigation, monitoring, post-excavation analysis and publication as required by North Ayrshire Council.
- 4.35 It is recognised that DELIVERY may not be achievable immediately due to budgetary constraints. The objective will be to introduce these measures over the next five years, working with other stakeholders and funders

Recommendation CAMP 6.2: North Ayrshire Council will review all proposals against the Modified Local Development Plan Policy HE 4: SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES

- Proposals for development which may have an unacceptable impact on sites of archaeological significance, including industrial archaeological locations, shall not accord with the LDP.

Where it is demonstrated that the primary aim of preservation cannot be achieved, excavation and recording of the site shall be undertaken.

Development should not proceed until suitable excavation and recording has taken place.

4.36 The AIM of the North Ayrshire Council is to retain, protect and preserve in situ in an appropriate setting, any archaeological heritage located on sites where the archaeological potential is unknown.

4.37 In developing a strategy, the ISSUES identified include:

- Identification How to ensure that in all cases where archaeological potential is unknown, an archaeological evaluation is undertaken
- For major sites archaeological obligations will typically require an archaeological appraisal, including assessment against trigger maps, desk-based analysis of historical maps and statutory records, an archaeological evaluation, including intrusive trial trenching before determination, followed by a written scheme of investigation outlining a programme of archaeological works, including fencing, access and monitoring obligations, archaeological recording, mitigation plans, the preservation, transport and accommodation of finds, post-excavation analysis, publication of results, provision of public information and management of archaeological preservation zones.
- For smaller sites in Millport , archaeological obligations are likely to be less onerous and at the smallest scale may involve only a site appraisal, evaluation and watching brief

4.38 It is recognised that DELIVERY may not be achievable immediately due to budgetary constraints. The objective will be to introduce these measures over the next five years, working with other stakeholders and funders.

Recommendation CAMP 6.3: North Ayrshire Council will review all proposals against the Modified Local Development Plan Policy HE 4: SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES

- Proposals for development which may have an unacceptable impact on sites of archaeological significance, including industrial archaeological locations, shall not accord with the LDP.

Where it is demonstrated that the primary aim of preservation cannot be achieved, excavation and recording of the site shall be undertaken.

Development should not proceed until suitable excavation and recording has taken place.

- 4.39 Our historic towns, villages, and buildings offer an unsurpassed educational tool, explaining how our country developed and the importance of our heritage in creating attractive communities where we can work, live, and play. The AIM is for North Ayrshire Council to start a programme of outreach and education as part of the proposed Millport Townscape Heritage Initiative (THI) focussing on the local community
- 4.40 In developing an outreach programme, the ISSUES identified include:
- Informing stakeholders of the development of the town, its place in the wider history of the Firth of Clyde, and the key buildings/features which merit protection.
 - A limited understanding of the planning control system and the conservation area in particular, for example boundaries and what kinds of works are likely to be acceptable.
 - Making this information available in a range of ways, for example digital media, to as wide a cross-section of the community as possible.
- 4.41 The objective will be to introduce these measures over the next two years, working with other stakeholders and funders.

Recommendation CAMP 7.1: North Ayrshire Council will bring forward an education and outreach scheme focussing on the local community which will include information on the historical, architectural, and archaeological value of the built and natural heritage resources.

Consideration will be given to wider access through a variety of media such as digital (web based) material, schools packs, evening lectures/presentations, and other activities.

Any programme will include consultation with local amenity bodies and schools.

CAMP 8.0: Monitoring And Review

- 4.42 It is recognised that Millport Conservation Area is a living place that will continue to change. Such change is managed to safeguard and enhance the special qualities, character and appearance of the Conservation Area.
- 4.43 It is important that the Conservation Area Management Plan is regularly reviewed and, where required, updated in light of changing circumstances and as more becomes known about the area. North Ayrshire Council will implement a formal monitoring programme including consultation with stakeholder groups and liaison with other statutory bodies.

5.0

FURTHER INFORMATION



5.0 FURTHER INFORMATION

5.1 Sources of Financial Assistance

Possible sources of funding or financial assistance include:

- North Ayrshire Council Discretionary Grants including Improvement/Repairs Grant schemes.
- An application to the Heritage Lottery Fund for a Townscape Heritage Initiative scheme
- An application to Historic Scotland for Conservation Area Regeneration Scheme funding
- A submission to the Architectural Heritage Fund for Heritage Grants and Feasibility Study Grants
- European Union LEADER+ funding which is geared to the diversification of economic activity in rural areas by applying innovative, integrated and participative territorial development strategies.
- Highlands and Islands Enterprise (HIE) funding

5.2 Bibliography

General References

Millport and the Cumbraes – a History and Guide, JRD Campbell, © North Ayrshire Council 2003, Updated and Reprinted by North Ayrshire Council 2004, ISBN 1 897998 01 5

Old Millport, Andrew Clark © 2006, Stenlake Publishing Limited, ISBN 978-1-84033-376-3

Millport and the Cumbraes, Images of Scotland, Martin Bellamy © 2003, Tempus Publishing Limited, ISBN 0 7524 2790 3

Royal Commission on the Ancient & Historical Monuments of Scotland [RCAHMS] - National Monuments Record of Scotland (photographic archive and library), 16 Bernard Terrace, Edinburgh

The Buildings of Scotland Ayrshire and Arran, Rob Close and Anne Riches, Yale University Press New Haven & London, ISBN 9780300141702

Legislation and Statutory Instruments

Planning (Listed Buildings & Conservation Areas)(Scotland) Act 1997.(As amended by the Historic Environment (Amendment) Scotland Act 2011)

The Historic Buildings and Ancient Monuments Act 1953; (As amended by the Historic Environment (Amendment) Scotland Act 2011)

The Ancient Monuments and Archaeological Areas Act 1979; (As amended by the Historic Environment (Amendment) Scotland Act 2011)

Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (and subsequent amendments)

Policy Context

North Ayrshire Council Modified Local Development Plan Part 2 Detailed Plan Policies
February 2013

Scottish Planning Policy (SPP) February 2010

Scottish Historic Environment Policy (SHEP) July 2009.

Planning Advice Note 71: Conservation Area Management

Designing Places – A Policy Statement for Scotland (2001).

Designing Street – A Policy Statement for Scotland (2010).

Conservation

Historic Scotland's INFORM Guides are available from Historic Scotland's website. These are short leaflets which gives owners of traditional buildings information on repair and maintenance –

www.historic-scotland.gov.uk

5.3 USEFUL CONTACTS

Development Management
North Ayrshire Council
Cunninghame House
Irvine
KA12 8EE

Tel: 01294-324319

<http://www.north-ayrshire.gov.uk/BusinessAndTrade/PlanningAndBuildingStandards/Planning-ApplicationsWarrantsAndCertificates/Planning-DevelopmentManagement.aspx>